



ALL PHOTOS ARE REPRESENTATIVE

AEI HEALTHCARE PORTFOLIO II DST

Three debt-free properties occupied by multi-billion dollar corporate tenants

Disclosure

This information is intended only to provide a general overview of the project and neither AEI Trust Advisors, Inc., nor any of its affiliates, makes any warranty, expressed or implied, or assumes any legal liability or responsibility for the accuracy or completeness of the information contained herein. This information may not be distributed, reproduced, or used in any manner without the express written consent of AEI Trust Advisors, Inc.

This material may be amended, modified, supplemented or changed without notice. This information may not be relied upon as a guarantee or representation as to future investment returns. Any pro forma or estimated financial information contained herein is based on the property owner's assumptions and analysis of information available at the time this information was prepared. This information does not and, if hereafter supplemented, will not contain all of the information that a prospective purchaser may use to support an investment or purchase decision. Prospective purchasers are responsible for conducting their own investigation and analysis of the business, data, and property described herein.

Several photos throughout this brochure are of properties similar in appearance to the properties in the portfolio. Property photos are available in the Property Condition Report and Appraisal included with the Private Placement Memorandum.

This brochure is meant to be read in conjunction with the Private Placement Memorandum ("Memorandum"). A potential purchaser should review the Memorandum, Exhibits and all additional documents in their entirety before making a decision to purchase.

Healthcare Real Estate

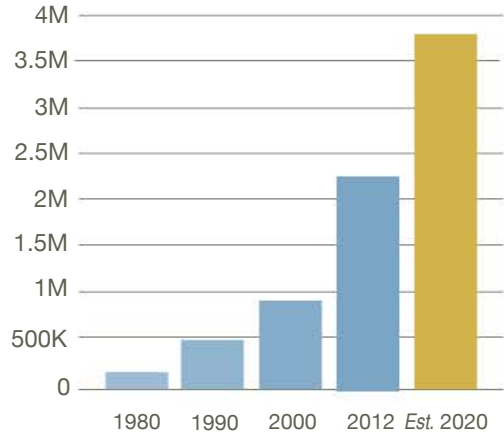
Healthcare real estate continues to benefit from the strength and growth of the healthcare industry. Economic and demographic indicators all show favorable growth in healthcare today and in the future.

According to the Centers for Medicare & Medicaid Services, national health spending is projected to grow at an average rate of 5.6% per year through 2025. In addition, the healthcare sector is one of the strongest job generators in the American economy and an aging population contributes to the increased need for healthcare services across the country. CBRE predicts that by the year 2060, the number of Americans aged 65 and older will more than double.

These shifts, along with the increased pressure to reduce costs from Medicare, Medicaid and private insurance companies, should bode well for healthcare real estate with convenient locations and flexible floor plans. Healthcare providers are increasingly locating medical facilities into lower-cost outpatient facilities in retail-like settings, capitalizing on strong traffic and demographic patterns and providing patients with easier access to healthcare. CBRE reports that the vacancy rate for U.S. medical office space was 8% in the first quarter of 2017, down by nearly 3% from 2010, and significantly below the vacancy rate of 13% for the U.S. office market overall.

Growth factors include the need for dialysis—predicted to double by 2020

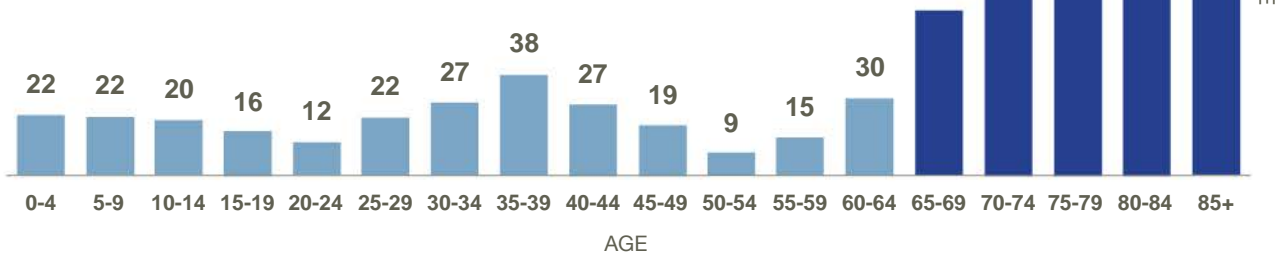
Number of dialysis patients worldwide by year.



Source: Marcus & Millichap Medical Office Research Report 2016, aoa.gov, acl.gov, freseniusmedicalcare.org; CBRE National Healthcare Real Estate Investor Update, 2016 and 2017; cms.gov

The percentage change in population by age group is largest for the groups aged 65 years and older

Percentage change in population by age group between 2012 and 2060.



Source: CBRE National Healthcare Real Estate Investor Update, U.S. Census Bureau

Investment Overview

AEI Healthcare Portfolio II DST consists of a portfolio of three single-tenant, net leased properties owned through a Delaware Statutory Trust (DST) structured to be suitable for 1031 exchange investment. This offering is for accredited investors seeking stable, long-term income and tax deferral through a high-quality, fractional real estate investment.

- **Total offering:** \$15,661,000
- **Debt:** None (Debt-free)
- **Initial annual distribution rate:** 5.14%
- **Distribution frequency:** Monthly
- **Average remaining lease term:** 14 years*
- **Anticipated exit strategy:** Liquidate approximately 10 years after completion of the offering period
- **Minimum investment:**
 - \$100,000 for a 1031 exchange
 - \$50,000 for a cash investment

*As of 11/1/2017, based on scheduled rental income over remaining lease terms.

“ Properties are acquired 100% all-cash. With no mortgage debt, they are not subject to the risks of debt servicing, refinancing, or foreclosure. ”

Distribution Schedule

| Year | Net Anticipated Distribution | Annual Distribution Rate ³ |
|-------------------|------------------------------|---------------------------------------|
| 2017 ¹ | \$134,094 | 5.14% |
| 2018 | \$810,994 | 5.18% |
| 2019 | \$820,571 | 5.24% |
| 2020 | \$814,882 | 5.20% |
| 2021 | \$840,301 | 5.37% |
| 2022 | \$854,310 | 5.46% |
| 2023 | \$876,222 | 5.59% |
| 2024 | \$886,799 | 5.66% |
| 2025 | \$843,836 | 5.39% |
| 2026 | \$908,605 | 5.80% |
| 2027 ² | \$767,214 | 5.88% |

¹For the partial year 11/1/2017 - 12/31/2017.

²For the partial year 1/1/2027 - 10/31/2027.

³The Annual Distribution Rate is based on the total offering purchase price of \$15,661,000. This return does not include any federal, state, or other taxes an investor may be required to pay. Pursuant to the Third Amendment to the Creve Coeur Lease, rent shall be abated 01/01/2020 – 01/31/2020 and 01/01/2025 – 03/31/2025.

Potential purchasers should review the Projections of Operations for the Project and Return to Holders, included as Exhibit “D” in the Memorandum, prior to making any purchase decisions. There is no guarantee that cash flow, return of principal, or profits will be generated by the Project. The ability of each property to produce distributions of rental income is dependent on the tenant’s ability to pay rent and meet its other obligations under its respective lease.

Portfolio Assets



Markets

Three distinct markets throughout the United States



Sectors

Each tenant operates in a specific medical sector



Tenants

Each property is net leased to an industry-leading corporate tenant



Leases

All leases are long-term, full-faith and credit net leases



Escalators




All leases include contractual rental escalators increasing income over time

National Diversification

Prior to purchase, each property and location was subjected to extensive due diligence to create a diversified portfolio of commercial properties leased to well-known companies in superior locations across the United States.



Overview

| Operator | Location | Tenant/Guarantor Annual Revenue | Lease Expiration | Gross Rent (As of 11/1/17) | Rent Escalators |
|--|------------------|---------------------------------|------------------|----------------------------|---------------------|
|  DaVita, Inc. | Creve Coeur, MO | \$14.74 Billion ¹ | 3/31/30 | \$169,740 | 3.0% annually |
|  Fresenius Medical Care | Grand Rapids, MN | \$12.88 Billion ¹ | 9/30/29 | \$146,616 | 10.0% every 5 years |
|  BioLife | Houston, TX | \$6.15 Billion ¹ | 9/30/32 | \$536,873 | 1.0% annually |

¹Based on the most recent audited annual report.

BioLife Plasma Services

About the Tenant:

Baxalta Inc.

BioLife Plasma Services is an industry leader for the collection of high-quality plasma that is processed into life-saving therapies. The company operates numerous state-of-the-art plasma collection facilities throughout the United States and Austria.

Baxalta Inc., the parent company of BioLife Plasma Services, is the lease guarantor. Baxalta is a leading biopharmaceutical company that advances innovative therapies in hematology, immunology, oncology for the treatment of hemophilia, bleeding disorders, immune deficiencies, alpha-1 antitrypsin deficiency, and other chronic diseases. Baxalta's global net sales totaled \$6.15 Billion in 2015, an increase of 3.3% over 2014 and has a total equity of \$3.9 Billion. In June of 2016, Baxalta completed a \$32 Billion merger with Shire Pharmaceuticals, creating what it called the global market leader in the treatment of rare diseases and other specialized disorders.

Source: baxalta.com

Please refer to the tenant details in the PPM for a full description of the tenant.

Location:

12351 FM 1960, Houston, Texas

Houston is the 4th largest city in the U.S. and, with more than 85 hospitals, is considered a world leader in medicine. Houston's Texas Medical Center is the largest medical complex in the world, treating approximately 5.2 million patients each year. The area's two largest employers are Memorial Hermann Health Systems and The University of Texas MD Anderson Cancer Center.

The property is located in Cypress, 15 miles northeast of downtown Houston. Cypress is ranked 50 in the top 100 highest-income urban areas in the U.S. The immediate area is a shopping corridor and includes major retailers, such as Target, Walmart, Petco and The Home Depot.

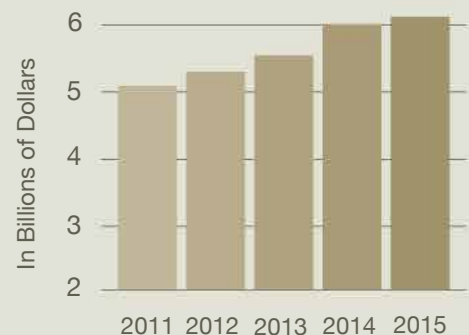


Source: Hottle Appraisal, US Census Bureau

Industry Leader

Baxalta is a leading biopharmaceutical company that advances innovative therapies and oncology treatments for a variety of disorders and chronic diseases.

BAXALTA REVENUE GROWTH





Fresenius Medical Care

About the Tenant:

*Fresenius Medical Care Ag & Co KGaA
(NYSE: FMS)*

Fresenius Medical Care Ag & Co KGaA (FMS) is the world's largest integrated provider of products and services for individuals undergoing dialysis treatment due to chronic kidney failure, a condition that affects more than 2.6 million individuals worldwide. With more than 3,600 kidney dialysis clinics in approximately 120 countries, FMS provides treatment to more than 310,000 patients. FMS is also the world's preeminent provider of dialysis products. In 2016, 50% of dialysis machines sold worldwide were produced by FMS.

Fresenius Medical Care Holdings, Inc. (FMCH), is the lease guarantor and is the North American subsidiary of FMS. FMCH employs approximately 60,000 people. In 2016, FMCH reported revenues of \$12.88 Billion.

Source: freseniusmedicalcare.com

Please refer to the tenant details in the PPM for a full description of the tenant.

Location:

155 SE 13th Street, Grand Rapids, MN

Grand Rapids, located in Itasca County, is situated in the northeastern region of Minnesota. It holds the county seat and is the regional center for healthcare and retail services. Area residents have access to three state-of-the-art healthcare facilities. Recent investments in Itasca County's healthcare facilities top \$100 million and more than 10% of the county's workforce is employed at hospitals and medical service providers.

The property is located in a retail corridor off of highway 169, a major north-south highway that connects the Minnesota River Valley with the Twin Cities and the Iron Range. National retailers, including Aldi, Target, Walgreens, Home Depot and Walmart are all within one mile.

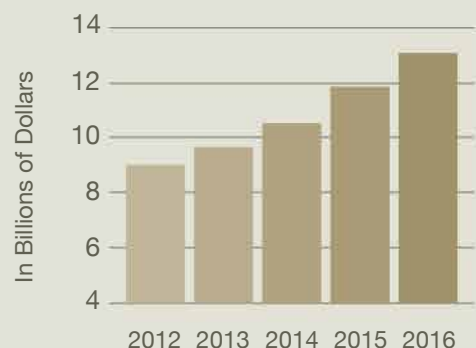


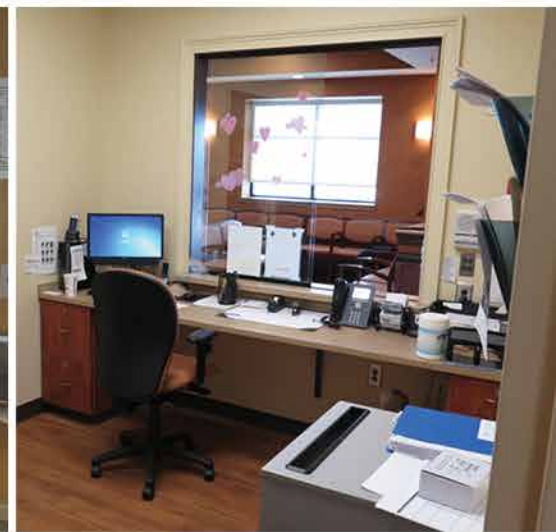
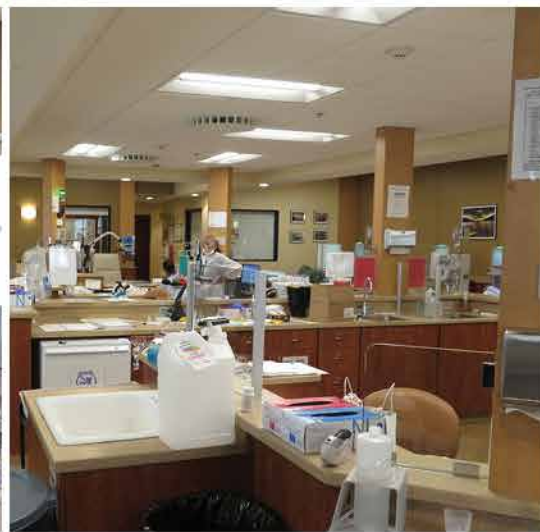
Source: Hottle Appraisal, US Census Bureau

A Service In Demand

Fresenius Medical Care is the industry leader in a sector that is projected to grow by almost 50% in the next five years.

FMCH REVENUE GROWTH





ALL PHOTOS ARE REPRESENTATIVE.

DaVita, Inc.

About the Tenant:

(NYSE: DVA)

DaVita, Inc. (DVA) was founded in 1994 and is a leading provider of dialysis services in the United States. The company specializes in the treatment of patients with chronic kidney failure and end-stage renal disease. DVA also operates DaVita Rx, a pharmacy that provides oral medications to patients with end-stage renal disease. As of June 30, 2017, DaVita Kidney Care operated or provided administrative services at 2,445 outpatient dialysis centers located in the United States, serving nearly 200,000 patients. The company also operated 217 outpatient dialysis centers located in 11 countries outside of the United States.

DVA is headquartered in Denver, Colorado and employs more than 50,000 team members. As of December 2016, DVA had total revenues of \$14.7 Billion, net income of \$880 Million, and total equity of \$4.6 Billion.

Source: davita.com

Please refer to the tenant details in the PPM for a full description of the tenant.

Location:

400 North Lindbergh Boulevard, Creve Coeur, MO

Creve Coeur, MO is located 14 miles west of St. Louis, which is the 20th largest metropolitan area in the nation. St. Louis has long been a national leader in both healthcare and medical/life sciences research. Additionally, there are nine FORTUNE 500 companies headquartered in St. Louis, including: Emerson, Monsanto, and Express Scripts Holding.

The property is located on highway 67 with access to both interstate 270 and 64: major thoroughfares in and around St. Louis. The surrounding area includes multiple retailers, restaurants, banks and medical providers, including Mercy Children's Hospital of St. Louis and Mosanto's corporate headquarters.

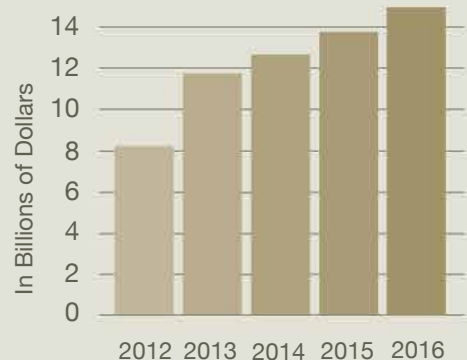


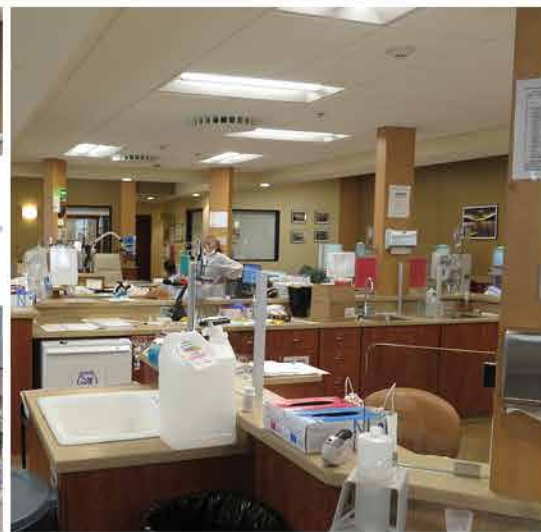
Source: Hottle Appraisal, US Census Bureau

Industry Leader

DaVita, Inc. is a leading provider of dialysis services in the United States.

DVA REVENUE GROWTH





ALL INTERIOR PHOTOS ARE REPRESENTATIVE.

About The Sponsor

AEI is one of America's most experienced sponsors of commercial property investment programs for both investment and 1031 exchange purposes. For more than 40 years, AEI has sponsored more than 130 net leased property offerings representing the investment capital of more than 20,000 investors nationwide. Nearly all of AEI's net lease property offerings have been structured without debt to provide investors with a lower risk investment opportunity. AEI investments are managed by a professional team of real estate, investment, financial, and legal experts. Generally considered to be the first securities firm in America to offer a securitized 1031 exchange solution, AEI offered its first fractional 1031 exchange investment in 1992. AEI was also the first to apply for, and receive, a favorable private letter ruling from the IRS affirming the use of securitized real estate as replacement property in a 1031 exchange.

Investment Strategy

- **Debt-free:** With no mortgage debt, properties are not subject to the risk of interest rate fluctuations or foreclosure.
- **Long-term net leases:** Tenants pay for most or all property expenses, such as: taxes, insurance and maintenance, which helps to create income reliability for the property owners.
- **Creditworthy tenants:** AEI's leases represent a company-wide obligation of the corporate tenants.
- **Rental increases:** Rental escalators, when present, can serve to increase income over time.
- **Location:** Major corporate tenants typically occupy quality commercial locations.
- **Diversification:** Owning properties in multiple industries and markets can help create a diversified portfolio.

Potential purchasers should be aware that no investment strategy can guarantee a profit or protect against loss.



“ AEI is one of America's most experienced sponsors of commercial property investment programs for investment and 1031 exchange purposes. ”

Risks

An investment in an Interest is speculative and involves substantial risk. It is suitable only for purchasers who have adequate financial means, desire a relatively long-term investment, will not need immediate liquidity from their investment and could afford to lose their entire investment. Purchasers must read and carefully consider the discussion set forth in the section of the Private Placement Memorandum captioned “Risk Factors.” The risks involved with an investment in the Interests include, but are not limited to:

- Risks associated with investment in real estate
- Environmental risks of owning real estate
- Lack of liquidity
- Competition
- The inflexibility of the Delaware Statutory Trust as a vehicle to own real estate
- The potential need to transfer the Trust Estate (as defined the Trust Agreement, attached to the Memorandum) to a Springing LLC (as defined in the Memorandum)
- Conflicts of interest associated with the Manager, the Depositor, and affiliates
- Each property being 100% leased to a single tenant
- Lack of diversification of investment
- Reliance on the Delaware Trustee and the Manager to operate and manage the Project and the Trust
- Limited reserves held by the Trust
- Tax risks including Section 1031, federal, state and local taxes

The information in this brochure does not constitute an offer to sell or a solicitation of an offer to buy any security. Such offers can be made only by the Offering Memorandum. This is not intended to be a complete list of risks associated with a DST investment and 1031 exchange transaction. This is only a summary of select risk factors to consider. For more details about these and other risks, please reference the specific Private Placement Memorandum for the DST in which you may invest. Investments are suitable for accredited investors only. Investors should consult with their personal tax advisor, financial advisor, and legal counsel prior to investing.



Quality People. Quality Performance. Since 1970.