



AEI Net Lease Portfolio V DST

BIO LIFE PLASMA SERVICES • FRESENIUS MEDICAL CARE • HOBBY LOBBY



QUALITY PEOPLE. QUALITY PERFORMANCE. SINCE 1970.

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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.

About The Sponsor

AEI is one of America's most experienced sponsors of commercial property investment programs for both investment and 1031 exchange purposes. During the past 41 years, AEI has sponsored 129 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. AEI is, generally, considered the first securities firm in America to offer a securitized 1031 exchange investment in 1992, and the first to apply for and receive a favorable private letter ruling from the IRS.

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 stability 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.



Investment Overview

AEI Net Lease Portfolio V 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 or direct 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:** \$24,416,000
- **Debt:** None – Debt Free
- **Initial distribution rate:** 5.13%
- **Average remaining lease term:** 14.8 years¹
- **Anticipated exit strategy:** Liquidate 10 years after completion of offering period
- **Minimum investment:**
 - \$100,000 for a 1031 exchange
 - \$50,000 for a cash investment

¹As of February 1, 2016, based on scheduled rental income over remaining lease terms.

Distribution Schedule

Year	Net Anticipated Distribution	Annual Distribution Rate ⁴
2016	\$1,148,719 ²	5.13%
2017	\$1,255,603	5.14%
2018	\$1,261,144	5.17%
2019	\$1,278,804	5.24%
2020	\$1,281,400	5.25%
2021	\$1,287,146	5.27%
2022	\$1,305,375	5.35%
2023	\$1,308,088	5.36%
2024	\$1,314,045	5.38%
2025	\$1,336,252	5.47%
2026 ³	\$114,667 ³	5.64%

²For the partial year 2/1/2016 - 12/31/2016.

³For the partial year 1/1/2026 - 1/31/2026.

⁴Based on initial offering price.

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

The properties in this portfolio are located in three separate markets across the United States. Each property is leased to an industry-leading corporate tenant under a long-term, full faith and credit net lease. The tenants operate in diverse industries including medical and retail.



Operator	Location	Tenant/Guarantor Annual Revenue	Lease Expiration	Gross Rent (As of 2/1/16)	Rent Escalators
BioLife Plasma Services	Maple Grove, MN	\$5.96 Billion ¹	10/31/2030	\$606,477	8.3% on 12/1/2025
Fresenius Medical Care	Griffith, IN	\$10.37 Billion ¹	11/30/2030	\$246,840	1.7% annually
Hobby Lobby	Cincinnati, OH	\$3.70 Billion ²	11/30/2030	\$495,414	3.0% every 3 years

¹Based on the most recent audited annual report.

²Source: www.forbes.com.

BioLife Plasma Services

About the Tenant

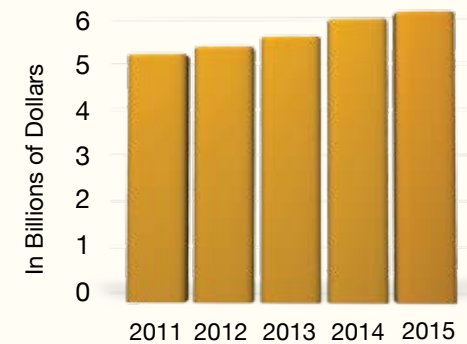
BioLife Plasma Services is an industry leader for the collection of high-quality plasma that is processed into life-saving therapies. The company operates numerous state-of-the-art plasma collection facilities throughout the United States and Austria.

Baxalta Inc. (NYSE: BXLT, S&P BBB) the parent company of BioLife Plasma Services, is the lease guarantor. Baxalta is a leading biopharmaceutical company that advances innovative therapies in hematology, immunology, and 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.

Source: www.biolifeplasma.com.

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

BXLT Revenue Growth



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REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO





Location: 9515 Garland Lane North, Maple Grove, MN

Maple Grove, Minnesota is located in the north central portion of Hennepin County, approximately 20 miles northwest of Minneapolis. Ten Fortune 500 companies are headquartered in Hennepin County. The city of Maple Grove is home to more retail than nearly any other city in the state, second only to Bloomington, the home of the Mall of America.

The property is located north of Garland Lane North and west of Interstate 94. The city serves as the retail, cultural and medical center of the northwest region of the Minneapolis-Saint Paul metropolitan area. Maple Grove Hospital, named one of the Nation's Top 100 hospitals by Truven Health, is located approximately one mile from the site.

Source: Hottle Appraisal



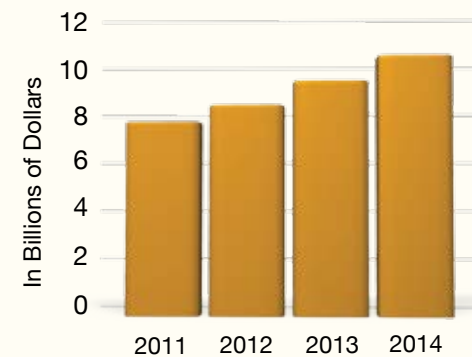
Fresenius Medical Care

About the Tenant

Fresenius Medical Care Ag & Co KGAA (NYSE: 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 3,360 kidney dialysis clinics in approximately 45 countries, Fresenius provides treatment to nearly 300,000 patients. FMS is also the world's pre-eminent provider of dialysis products such as hemodialysis machines, dialyzers and related disposable products.

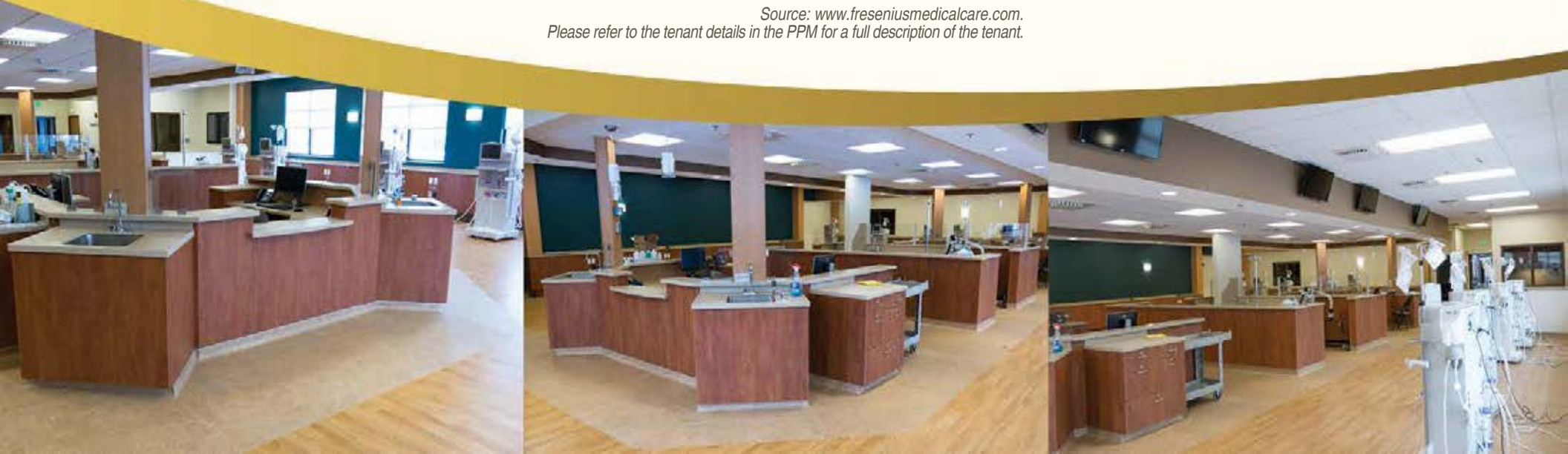
Fresenius Medical Care Holdings, Inc. (FMCH), which guarantees the lease, is a wholly owned subsidiary of Fresenius Medical Care. FMCH employs approximately 60,000 people. FMCH had 2014 revenues of \$10.37 Billion and a net worth of \$7.67 Billion.

FMCH Revenue Growth



Source: www.freseniusmedicalcare.com.

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



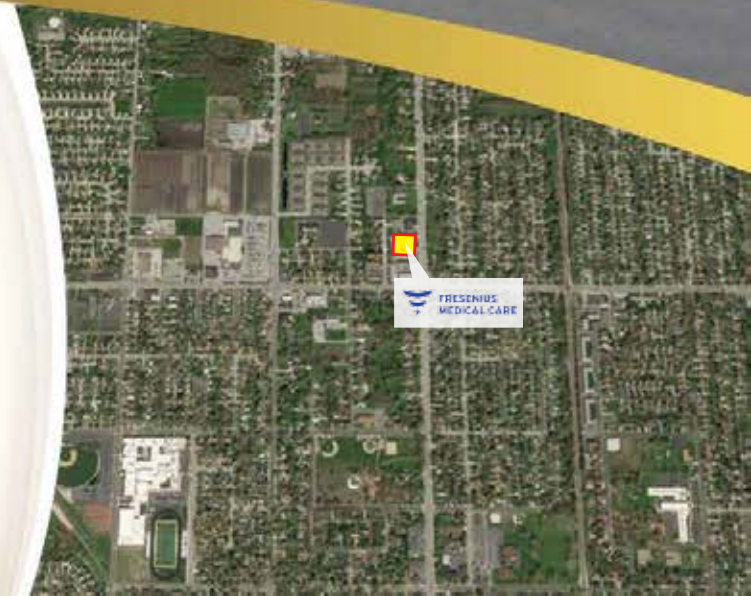


Location: 926 North Broad Street Griffith, IN

Griffith, Indiana, is located in the northwestern part of Indiana, approximately 20 miles southeast of downtown Chicago. Griffith is included in the Chicago Metropolitan Statistical Area, which is the third largest metro area in the country and home to 22 Fortune 500 company headquarters. Griffith's proximity and ease of transportation to the Chicago area offers employment opportunities that drives economic development.

The property is located on the east side of North Broad Street approximately one mile north of downtown Griffith. In addition to dense residential use, the area includes a Walgreen's Pharmacy, a CVS Pharmacy, as well as several other banks and retailers.

Source: Hottle Appraisal, Bureau of Labor Statistics, www.fortune.com.



Hobby Lobby

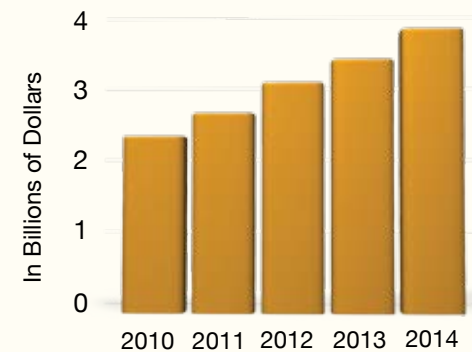
About the Tenant

Hobby Lobby Stores, Inc., was founded in 1972 and is a privately held retail chain of arts and craft stores. The company is considered a leader in the arts and crafts retail industry, providing more than 70,000 products in thirteen departments.

Hobby Lobby, headquartered in Oklahoma City, Oklahoma, operates more than 600 stores in 47 states and employs more than 28,000. As of December 2015, Forbes listed Hobby Lobby as #118 on America's Largest Private Company List with estimated annual revenues of \$3.7 Billion and average annual sales growth of 12% over the last five years. The company has no long-term debt.

*Source: www.hobbylobby.com, www.forbes.com.
Please refer to the tenant details in the PPM for a full description of the tenant.*

Revenue Growth





Location: 822 Eastgate North Drive, Cincinnati, OH

Cincinnati, Ohio is located in the South Western part of Ohio. The Cincinnati metropolitan area is the largest in the state of Ohio and the 24th largest metro in the United States. Ten Fortune 500 companies have established headquarters in Cincinnati and more than 360 other Fortune 500 companies maintain operations in Cincinnati. Retail sales in the metropolitan Cincinnati area average \$2.8 Billion annually.

The property is located approximately 15 miles east of downtown Cincinnati on Eastgate North Drive. This area includes the 135 acre Eastgate Crossing retail development and Eastgate Mall. Located directly across the street, the Eastgate Mall contains more than one million square feet of retail space anchored by Dillard's, JC Penny, Kohl's and Sears.

Source: Hottle Appraisal, www.choosecincy.com.



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)
- A Manager that has minimal experience managing statutory trusts

- 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.





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