



AEI NET LEASE PORTFOLIO VI DST

TRACTOR SUPPLY CO. • FAMILY DOLLAR • PETSMA RT • FRESENIUS MEDICAL CARE

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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. 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 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.



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Investment Overview

AEI Net Lease Portfolio VI DST consists of a portfolio of five 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:** \$21,962,000
- **Debt:** None – Debt Free
- **Initial annual distribution Rate:** 5.0%
- **Distribution frequency:** Monthly
- **Average remaining lease term:** 13.5 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

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

Distribution Schedule

Year	Net Anticipated Distribution	Annual Distribution Rate ³
2016 ¹	\$457,642 ¹	5.00%
2017	\$1,101,357	5.01%
2018	\$1,110,271	5.06%
2019	\$1,120,663	5.10%
2020	\$1,132,425	5.16%
2021	\$1,183,867	5.39%
2022	\$1,191,840	5.43%
2023	\$1,194,531	5.44%
2024	\$1,200,099	5.46%
2025	\$1,218,695	5.55%
2026 ²	\$741,683 ²	5.79%

¹ For the partial year 08/01/2016 - 12/31/2016.

² For the partial year 01/01/2026 - 07/31/2026.

³ The Cash on Cash Return is based on the total offering purchase price of \$21,962,000. This return does not include any federal, state, or other taxes an investor may be required to pay.

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.

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

Portfolio Assets

Highlights

- Five distinct markets throughout the United States
- Each tenant operates in specialized industries of the retail and medical sectors
- Each property is net leased to an industry-leading corporate tenant
- All leases are long-term, full-faith and credit net leases

Five National Markets



Portfolio Composition



Operator	Location	Percent of Portfolio ¹	Tenant/Guarantor Annual Revenue	Lease Expiration	Gross Rent (As of 8/1/16)	Rent Escalators
Tractor Supply Co.	Fort Collins, CO	24.2%	\$6.23 Billion ²	10/31/2030	\$278,850	10% every 5 years
Tractor Supply Co.	Mead, CO	23.8%	\$6.23 Billion ²	10/31/2030	\$274,806	10% every 5 years
Family Dollar	Lawrenceville, GA	10.4%	\$6.62 Billion ²	3/23/2030	\$125,405	CPI every 3 years up to 6%
PetSmart	Madison, WI	24.4%	\$7.00 Billion ³	5/31/2028	\$299,460	2.29% on 6/1/2018
Fresenius Medical Care	Marquette, MI	17.3%	\$10.37 Billion ²	3/16/2030	\$200,378	2% annually

¹Based on property purchase amount. | ²Based on the most recent audited annual report. | ³Source: www.forbes.com

Tractor Supply Co.

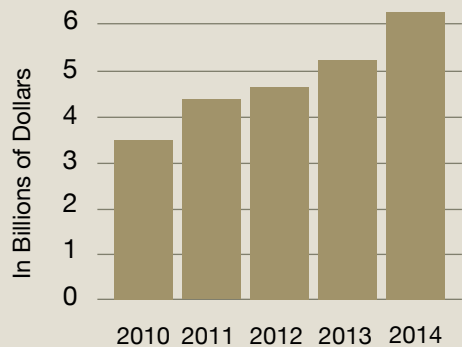
About the Tenant:

(NASDAQ: TSCO)

Tractor Supply Company (NASDAQ: TSCO) was founded in 1938 and is the largest operator of retail farm and ranch stores in the United States. The company is focused on meeting the lifestyle and maintenance needs of property owners who enjoy a rural lifestyle as well as tradesmen and small businesses.

TSCO is headquartered in Brentwood, Tennessee, operates more than 1,400 stores in 49 states, and employs more than 21,000 team members. Total revenues have grown by 10% annually over the last five years. As of December 2015, TSCO had revenues of \$6.23 Billion, net income of \$410.4 Million and shareholder's equity of \$1.4 Billion. The company operates with little to no debt.

TSCO REVENUE GROWTH



Source: www.tractorsupply.com.

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

“ Tractor Supply Company is the largest operator of retail farm and ranch stores in the United States with more than 1,400 stores in 49 states. ”



All interior photos are representative.



Location:

13778 E. I-25 Frontage Road, Mead, CO

Mead, Colorado is located in the Southeast portion of Weld County approximately 35 miles north of Denver and 30 miles Northwest of Boulder, Colorado. Offering an attractive small town/rural quality of life with abundant new homes, excellent schools, and majestic mountain views. Mead's proximity to Denver and Boulder has fueled booming residential growth. According to the U.S. Census Bureau, Weld County is the sixth fastest growing county in the United States from 2014-2015.

The property is located within the city limits of Mead, Colorado, along Interstate 25. It is situated at the southeast quadrant of Interstate 25 and Highway 66 which affords traffic counts in excess of 80,000 daily.

Source: Hottle Appraisal



Location:

33 North West Frontage Road, Ft. Collins, CO

Fort Collins, Colorado is located in the eastern portion of Larimer County approximately 60 miles north of Denver and 30 miles south of the Wyoming State border. Fort Collins is the county seat of Larimer County, home to Colorado State University (CSU), and is the fourth most populous city in Colorado. Many high-tech companies including Hewlett Packard, Intel, AMD, among others, have relocated to Fort Collins to take advantage of the resources of CSU and its research facilities. Up-and-coming industries within the area include clean energy, bioscience, and agri-tech businesses.

The property is located within the city limits of Fort Collins, along interstate 25 and lies in the Northeast section of the city.

Source: Hottle Appraisal



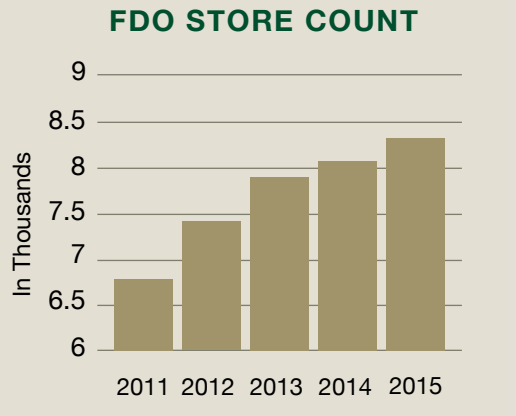
Family Dollar

About the Tenant:

(NYSE: FDO)

Founded in 1959, Family Dollar is a leading value and convenience retailer in the United States offering a mix of name-brand and private-brand merchandise. Family Dollar operates 8,042 stores in 46 states and became a Fortune 500 company in 2002. After merging with Dollar Tree in 2015, the combined organization operates more than 13,000 stores in 48 states and five Canadian provinces with annual sales exceeding \$19 billion.

As of January 2016, Family Dollar reported revenues of \$6.62 billion, gross profit of \$1.41B, total assets of \$12.4 billion.



Source: www.familydollar.com.
Please refer to the tenant details in the PPM for a full description of the tenant.

Location:

1896 Old Norcross Rd, Lawrenceville, GA

Lawrenceville, GA is located approximately 30 miles northeast of Atlanta and is a part of the Greater Atlanta Metropolitan Statistical Area. Sixteen FORTUNE 500 companies are headquartered in Atlanta, including: The Home Depot, UPS, and Coca-Cola. It is the primary transportation hub of the southeastern United States, with Hartsfield–Jackson Atlanta International Airport being the world's busiest and most efficient airport.

The property is located south of Old Norcross Road and to the west of Cruse Road. The surrounding area includes Publix Super Market, multiple retailers, restaurants, local banks and the public high school.



Source: Hottle Appraisal



INDUSTRY LEADER

Family Dollar is a leading value and convenience retailer in the United States offering a mix of name-brand and private-brand merchandise.



PetSmart

About the Tenant:

(NYSE: PETM)

PetSmart, Inc. is the largest specialty retailer of foods, products, services and solutions for the lifetime needs of pets. The company was founded in 1986, employs approximately 53,000 associates and operates 1,466 stores in North America. According to Forbes, Petsmart ranks as the 48th largest private company in America, with annual revenues of more than \$7 Billion.

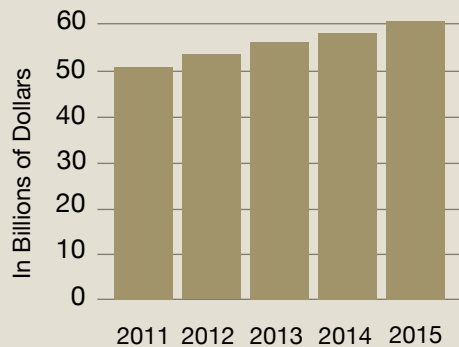
Petsmart is the market leader in a growing industry. Pet ownership expenditures have nearly doubled in the last 10 years. In 2015

Americans spent more than \$60.28 Billion on their pets. According to the 2015-2016 APPA National Pet Owners Survey, 65% of U.S. households own a pet, which equates to 79.7 million homes.

Source: American Pet Products Association, www.petsmart.com, www.forbes.com.

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

TOTAL U.S. PET INDUSTRY EXPENDITURES



Location:

8210 Plaza Dr, Madison, WI

Madison is the state capital and second largest city in Wisconsin. The city has been celebrated as one of the nation's best places for education because of the variety of choices for higher education including the University of Wisconsin – Madison. The city is also the world headquarters of American Family Insurance, Rayovac Corporation, Promega Corporation, and Oscar Mayer.

The property is located north of Plaza Drive and West of W Beltline Highway. It is located in a dense retail trade area and within close proximity to the West Towne Mall which contains 915,307 square feet of retail space and is the city of Madison's largest enclosed shopping mall.



Source: Hottle Appraisal



INDUSTRY LEADER

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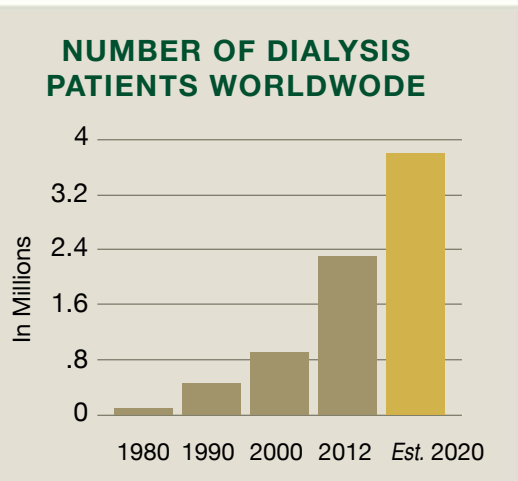


Fresenius Medical Care

About the Tenant:

Fresenius Medical Care Ag & Co KGAA (NYSE: FMS)

Fresenius Medical Care Ag & Co KGAA 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) guarantees the lease and is the North American subsidiary. FMCH employs approximately 60,000 people. In 2015, FMCH had revenues of \$11.69 Billion and a net worth of \$8.92 Billion.

Source: www.freseniusmedicalcare.com
Please refer to the tenant details in the PPM for a full description of the tenant.

Location:

1009 Harbor Hills Dr, Marquette, MI

Marquette, MI is located in the central portion of Marquette County. Marquette County is the largest county by land area in the state of Michigan and the most populous county in Northern Michigan. The city of Marquette serves as the economic and healthcare hub of Northern Michigan with the leading employers being Northern Michigan University and Marquette General Hospital.

The property is located on Harbor Hills Drive, west of Route 553, and approximately three miles southwest of Downtown Marquette and less than two miles south of the Marquette General Hospital.



Source: Hottle Appraisal



Actual location

INDUSTRY LEADER

Fresenius Medical Care is the world's largest integrated provider of products and services for individuals undergoing dialysis treatment.

All interior photos are representative.



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.



Quality People. Quality Performance. Since 1970.

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