

RealRate Inc., 2040 Martin Ave., Santa Clara, CA 95050



RealRate

August 27, 2024

To the CEO
AEI Income Growth Fund XXI
30 EAST 7TH ST SUITE 1300
ST PAUL, MN 55101
USA

AEI Income Growth Fund XXI TOP Rated in the US Real Estate Ranking

Dear Sir or Madam,

at RealRate we have just published the 2024 US Real Estate ranking. I am happy to inform you that AEI Income Growth Fund XXI has been TOP Rated at rank 5 out of 27.

Overall, 27 US companies were analyzed with respect to their financial strength. The complete rating is published at <https://www.realrate.ai/rankings>. Your individual rating report, showing your strengths compared to your competitors is attached.



RealRate is an international rating agency based in Santa Clara and Berlin. We use artificial intelligence to create fair and explainable company ratings. Customers highly appreciate the RealRate rating seal: only the strongest companies are able to offer highly attractive and innovative products with top customer services. Billion dollar companies rely on our rating and build trust with their customers.

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I took the liberty of sending an identical letter to the Marketing Department. Please feel free to book a short video call with me: <https://calendly.com/holger-bartel>

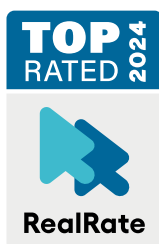
Sincerely,

Dr. Holger Bartel, CEO

RealRate Seal Subscription

RealRate Inc.
2040 Martin Ave., Santa Clara, California 95050, USA
Via email to: holger.bartel@realrate.ai

We subscribe to the Real Estate RealRate rating for AEI Income Growth Fund XXI. The subscription comprises the annual rating update. The invoice will be sent annually, provided that a TOP rating is achieved again. The subscription can be cancelled by written letter, effective for the following year.



RealRate provides the rating seal as a scalable vector graphic. It can be used without any restrictions by AEI Income Growth Fund XXI (Customer) for all promotional purposes, i.e. in product brochures, presentations, websites and broadcasting.

Item **2024 US Real Estate RealRate rating seal for AEI Income Growth Fund XXI**
Amount **USD 9,900**
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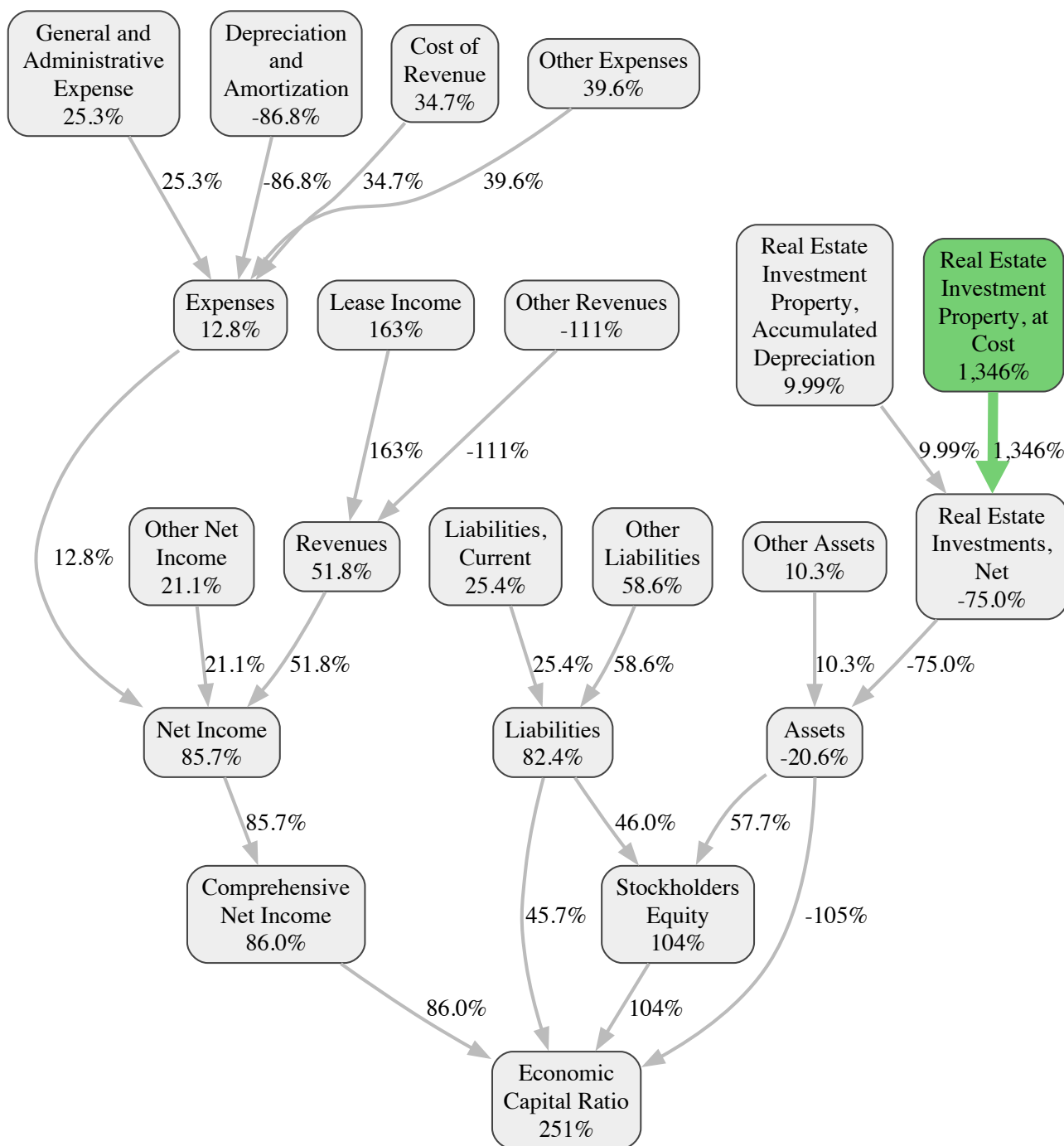
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AEI Income Growth Fund XXI

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AEI Income Growth Fund XXI
Rank 5 of 27

The relative strengths and weaknesses of AEI Income Growth Fund XXI are analyzed with respect to the market average, including all of its competitors. We analyzed all variables having an effect on the Economic Capital Ratio.

The greatest strength of AEI Income Growth Fund XXI compared to the market average is the variable Real Estate Investment Property, at Cost, increasing the Economic Capital Ratio by 1,346% points. The greatest weakness of AEI Income Growth Fund XXI is the variable Other Revenues, reducing the Economic Capital Ratio by 111% points.

The company's Economic Capital Ratio, given in the ranking table, is 226%, being 251% points above the market average of -25%.

Input Variable	Value in 1000 USD	Output Variable	Value in 1000 USD
Cost of Revenue	0	Real Estate Investments, Net	10,329
Depreciation and Amortization	512	Liabilities	274
General and Administrative Expense	0	Assets	10,510
Goodwill and Intangible Assets	0	Revenues	1,000
Lease Income	997	Expenses	759
Liabilities, Current	274	Stockholders Equity	10,235
Liabilities, Long-term	0	Net Income	242
Other Assets	181	Comprehensive Net Income	242
Other Compr. Net Income	0	Economic Capital Ratio	226%
Other Expenses	246		
Other Liabilities	0		
Other Net Income	0		
Other Real Estate Investments, Net	0		
Other Revenues	3.1		



REAL ESTATE 2024



AEI Income Growth Fund XXI
Rank 5 of 27

Input Variable	Value in 1000 USD
Real Estate Investment Property, Accumulated Depreciation	-3,809
Real Estate Investment Property, at Cost	14,138