

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



RealRate

August 27, 2024

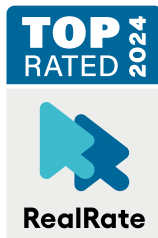
To the CEO
AEI Income Growth Fund Xxii LTD Partnership
30 EAST 7TH ST SUITE 1300
ST PAUL, MN 55101
USA

AEI Income Growth Fund Xxii LTD Partnership 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 Xxii LTD Partnership has been TOP Rated at rank 6 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.

You too can acquire the RealRate seal and advertise with it. We only reach out to the top-rated companies, like yours and only those may subscribe for our seal. Save a lot of money and effort compared to traditional rating agencies: get a RealRate seal for just \$9,900. Simply sign the attached order form and send it back via email.

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>

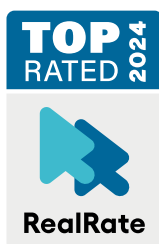
Sincerely,

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 Xxii LTD Partnership. 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 Xxii LTD Partnership (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 Xxii LTD Partnership
Amount	USD 9,900
Order no.	2024-0001023458

Amounts payable by Customer are exclusive of taxes. Customer is responsible for all his taxes and will pay such amounts invoiced by RealRate.

Billing address

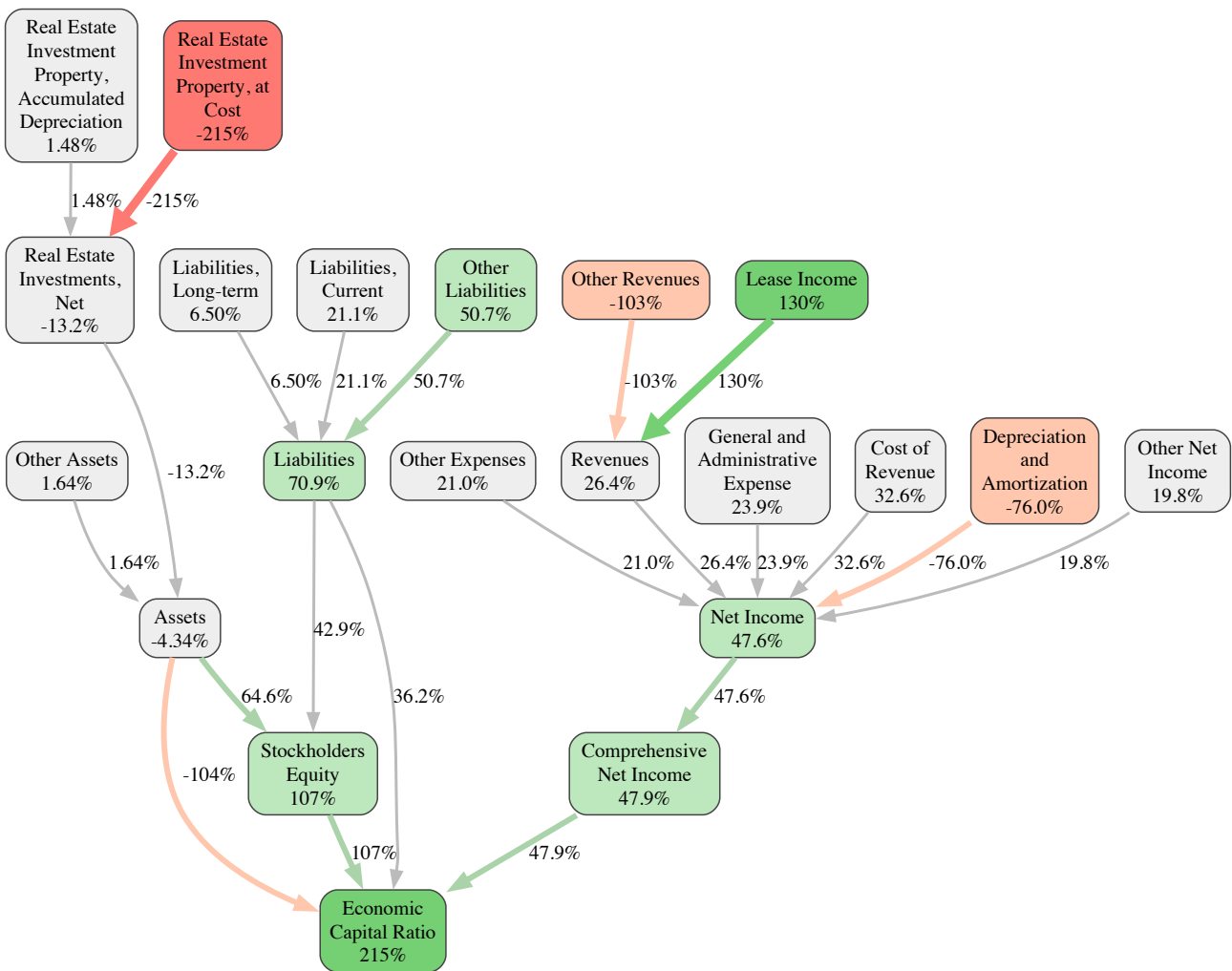
Company name	Full name
Street address	Department
City	Phone number
State / province	Email address
ZIP code	
Country	

Shipping address

The electronic RealRate rating seal and the invoice will be sent to
Delivery email

AEI Income Growth Fund Xxii LTD Partnership

Date, location, name





The relative strengths and weaknesses of AEI Income Growth Fund Xxii LTD Partnership 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 Xxii LTD Partnership compared to the market average is the variable Lease Income, increasing the Economic Capital Ratio by 130% points. The greatest weakness of AEI Income Growth Fund Xxii LTD Partnership is the variable Real Estate Investment Property, at Cost, reducing the Economic Capital Ratio by 215% points.

The company's Economic Capital Ratio, given in the ranking table, is 190%, being 215% points above the market average of -25%.

Input Variable	Value in 1000 USD
Cost of Revenue	0
Depreciation and Amortization	300
General and Administrative Expense	0
Goodwill and Intangible Assets	0
Lease Income	547
Liabilities, Current	186
Liabilities, Long-term	0
Other Assets	274
Other Compr. Net Income	0
Other Expenses	201
Other Liabilities	0
Other Net Income	0
Other Real Estate Investments, Net	0
Other Revenues	5.6

Output Variable	Value in 1000 USD
Real Estate Investments, Net	6,630
Liabilities	186
Assets	6,903
Revenues	553
Expenses	501
Stockholders Equity	6,717
Net Income	52
Comprehensive Net Income	52
Economic Capital Ratio	190%



REAL ESTATE 2024



AEI Income Growth Fund Xxii LTD
Partnership
Rank 6 of 27



Input Variable	Value in 1000 USD
Real Estate Investment Property, Accumulated Depreciation	-2,057
Real Estate Investment Property, at Cost	8,687