

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



**RealRate**

August 27, 2024

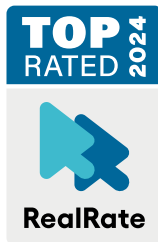
To the Marketing Department  
AEI Income Growth Fund XXI  
30 EAST 7TH ST SUITE 1300  
ST PAUL, MN 55101  
USA

### **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.

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 CEO. Please feel free to book a short video call with me: <https://calendly.com/holger-bartel>

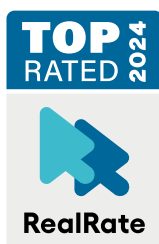
Sincerely,

Dr. Holger Bartel, CEO

# RealRate Seal Subscription

RealRate Inc.  
2040 Martin Ave., Santa Clara, California 95050, USA  
Via email to: [holger.bartel@realrate.ai](mailto: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**  
Order no.     2024-0000931755

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	

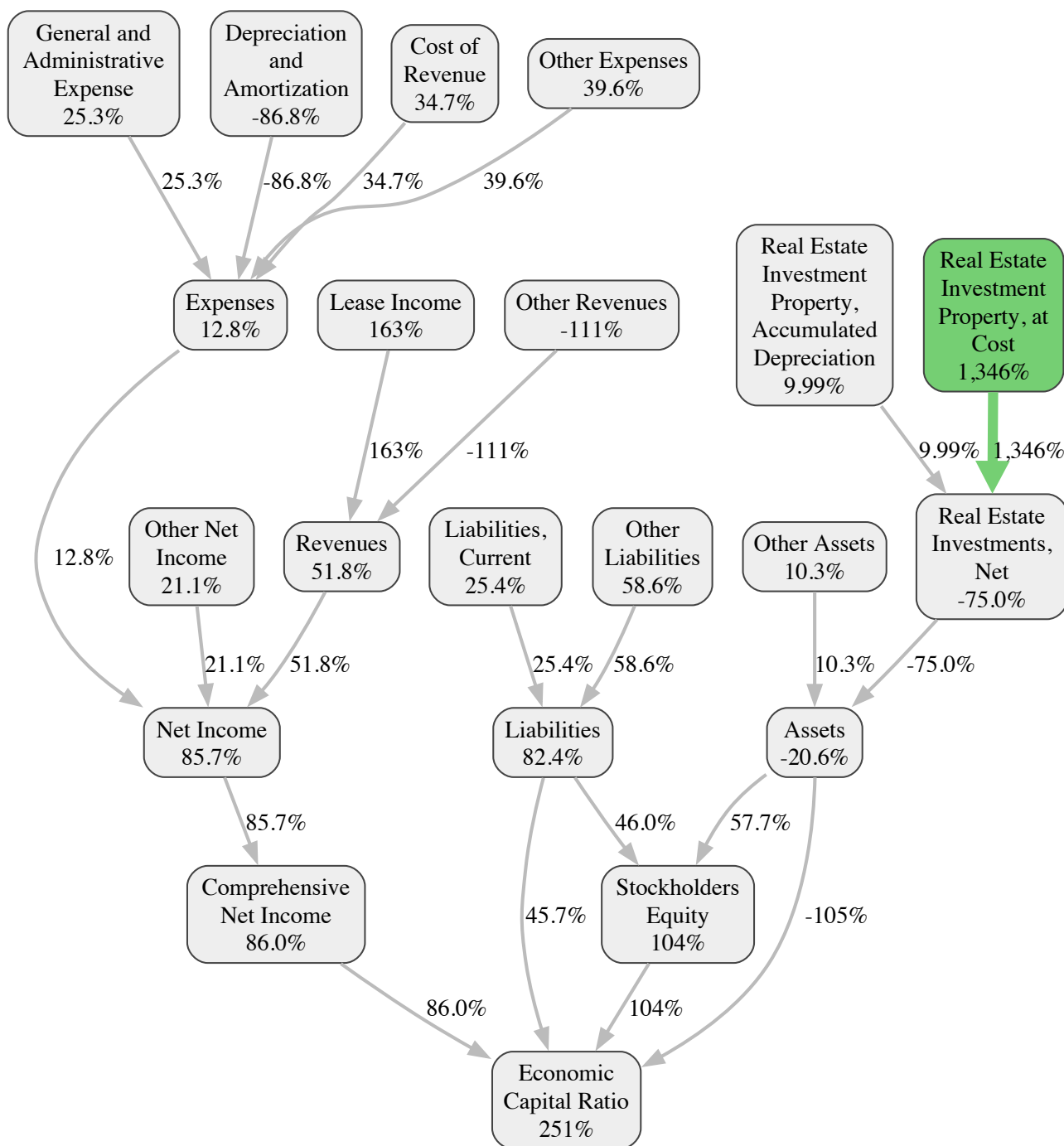
## Shipping address

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

AEI Income Growth Fund XXI

---

Date, location, name





**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%.

<b>Input Variable</b>	<b>Value in 1000 USD</b>	<b>Output Variable</b>	<b>Value in 1000 USD</b>
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