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Sponsor CIK	
Emerging Growth Company	No
Elected not to use extended transition period	No
(End General Information)	

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**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549**

FORM 8-K

**CURRENT REPORT
Pursuant to Section 13 or 15(d) of
The Securities Exchange Act of 1934**

Date of Report (Date of earliest event reported): November 30, 2023

DIVALL INSURED INCOME PROPERTIES 2, LIMITED PARTNERSHIP

(Exact name of registrant as specified in its charter)

Wisconsin
(State or Other Jurisdiction
of Incorporation)

000-17686
(Commission
File Number)

39-1606834
(IRS Employer
Identification Number)

**1900 W 75th Street, Suite 100
Prairie Village, Kansas 66208**
(Address of principal executive offices)

(816) 421-7444
(Registrant's telephone number, including area code)

Not Applicable
(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Securities registered pursuant to Section 12(b) of the Act:

Title of each class	Trading Symbol(s)	Name of each exchange on which registered
None	N/A	N/A

Indicate by check mark whether the registrant is an emerging growth company as defined in Rule 405 of the Securities Act (17 CFR 230.405) or Rule 12b-2 of the Securities Exchange Act of 1934 (17 CFR 240.12b-2).

Emerging growth company

If an emerging growth company, indicate by check mark if the registrant has elected not to use the extended transition period for complying with any new or revised financial accounting standards provided pursuant to Section 13(a) of the Exchange Act.

Item 2.02. Results of Operations and Financial Condition

Attached to this Current Report on Form 8-K (this “Report”) as Exhibit 99.1 is a copy of the NAV Update Newsletter dated November 30, 2023 (the “Newsletter”) sent by DiVall Insured Income Properties 2, LP (the “Partnership”) to its limited partners (the “Limited Partners”) on or about November 30, 2023. The Newsletter informs the Limited Partners of certain financial and distribution information and other events relevant to the Partnership for the fourth quarter of 2023, and for certain events that have already and are expected to occur in 2023.

Forward-Looking Statements

This Current Report on Form 8-K and the information contained in Exhibit 99.1 incorporated herein contain forward-looking statements within the meaning of Section 27A of the Securities Act and Section 21E of the Exchange Act. Such forward-looking statements include statements describing the objectives, projections, estimates or future predictions of the Partnership’s operations. These statements may be identified by the use of forward-looking terminology such as “anticipates,” “believes,” “could,” “estimate,” “expect,” “will,” or other variations on these terms. The Partnership cautions that by their nature forward-looking statements involve risk or uncertainty and that actual results may differ materially from those expressed in any forward-looking statements as a result of such risks and uncertainties, including but not limited to: changes in general economic conditions, changes in commercial real estate conditions and markets, inability of the General Partner to find a suitable purchaser for any marketed properties, inability to agree on an acceptable purchase price or contract terms, inability of current tenants to meet financial obligations, inability to obtain new tenants upon the expiration of existing leases, and the potential need to fund tenant improvements or other capital expenditures out of operating cash flow.

All forward-looking statements contained in Exhibit 99.1 incorporated herein are expressly qualified in their entirety by this cautionary notice. The reader should not place undue reliance on such forward-looking statements, since the statements speak only as of the date that they are made and the Partnership has no obligation and does not undertake publicly to update, revise or correct any forward-looking statement for any reason.

Item 9.01 Financial Statements and Exhibits

(d) Exhibits

The following exhibits are included with this Report:

- 99.1 [NAV Newsletter Update dated November 30, 2023](#)
 - 104 Cover Page Interactive Data File (embedded within the Inline XBRL document)
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SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

DiVall Insured Income Properties 2, LP
(Registrant)

Date: December 6, 2023

By: /s/ Lynette L. DeRose
Lynette L. DeRose
Chief Financial Officer

DiVall Insured Income Properties 2, L.P. Quarterly News

November 30, 2023

PARTNERSHIP PROPERTY SALES SCORECARD PER UNIT

We completed sales of two additional properties since the last "scorecard". The Peach Orchard Road Wendy's in Augusta, GA closed on November 1, 2023. The Wendy's on Whiskey Road in Aiken, SC closed on November 6, 2023.

We are distributing \$7,300,000 in net asset value in connection with these two sales.

<u>Individual Property NAV's per unit</u>	SALE CONSENT APPROVED 10/15/2020 SEC 8-K	
	<u>NAV</u>	<u>NAV</u>
	<u>12/31/2019</u>	<u>12/31/2020</u>
BRAKES4LESS-3859 Washington Rd., Martinez, GA	\$17	\$17
WENDY'S-1730 Walton Way, Augusta, GA	35	34
WENDY'S-517 E Martintown Rd., No. Augusta, SC	35	36
WENDY'S-361 Hwy 17, Mt. Pleasant, SC	45	52
APPLEBEE'S-2770 Brice Rd., Reynoldsburg, OH	39	37
WENDY'S-3013 Peach Orchard, Augusta, GA	47	79
WENDY'S-343 Folly Rd., Charleston, SC	38	48
WENDY'S-1901 Whiskey Rd., Aiken, SC	47	74
WENDY'S-1721 Sam Rittenberg, Charleston, SC	47	59
WENDY'S-1004 Richland Ave., Aiken, SC	42	59
NAV Based on appraised value per unit	\$392	\$495

Net Sales Proceeds Distributed to LP's representing NAV reduction:

<u>Date</u>	<u>Property</u>	<u>Per Unit NAV Distribution</u>	<u>Per Unit NAV Distribution</u>
10/29/2021	Vacant Wendy's (Martinez, GA)	\$ (17)	\$ (17)
4/22/2022	Walton Way Wendy's	(31)	(31)
3/31/2023	Martintown Rd Wendy's	(27)	(27)
8/31/2023	361 Hwy 17, Mt Pleasant Wendy's	(65)	(65)
9/7/2023	Brice Road, Applebee's	(41)	(41)
11/1/2023	Peach Orchard Wendy's	(79)	(79)
11/6/2023	Whiskey Rd Wendy's	(79)	(79)
Net remaining approved portfolio NAV per unit after sold store NAV distributions		\$ 53	\$ 156

(CONT'D)

PARTNERSHIP PROPERTY SALES SCORECARD PER UNIT (CONT'D)

Net remaining approved portfolio NAV per unit after
sold store NAV distributions & LP taxes assumed \$ 53 \$ 156

The Partnership assumes State Capital Gain Taxes on behalf of the Limited Partners by filing "composite" tax returns in Ohio, Georgia and South Carolina in lieu of individual partners reporting of capital gains income for these states.

State Capital Gain Tax Assumption (paid or accrued)		Per Unit Partnership assumption of LP State Taxes	Per Unit Partnership assumption of LP State Taxes
GA	2021	\$ (0.36)	\$ (0.36)
GA	2022	(0.81)	(0.81)
GA	2023	(2.22)	(2.22)
SC	2023	(4.58)	(4.58)
OH	2023	(1.03)	(1.03)
NAV for L.P. State Taxes Assumed		\$ (9.00)	\$ (9.00)

Net remaining portfolio NAV per unit after
sold store NAV distributions & LP taxes
assumed \$ 44 \$ 147

DISTRIBUTIONS OF NAV ATTRIBUTABLE TO INDIVIDUAL PROPERTY SALES

Although the consent approved by the limited partners as of October 15, 2020, provided discretion by the general partner to make distributions semi-annually; the magnitude and frequency of expected funds from sales through year-end warrants distribution of NAV attributable to each individual property sale in approximately 30 days from each respective closing. In the current uncertain banking world; we don't want to be responsible for holding seven figure cash balances (due the limited partners) for an extended period before distribution.

COMPUTERSHARE CONTACT INFORMATION:

Investor Centre website: www.computershare.com/DIIP
Email: web.queries@computershare.com
Shareholder online inquiries: <https://www-us.computershare.com/investor/Contact>
See <https://divallproperties.com/relations.php> for full contact information

ACCESS TO ADDITIONAL FINANCIAL INFORMATION

For further quarterly 2023 unaudited financial information, see the Partnership's interim financial reports filed as part of the Partnership's Form 10-Q. A copy of this filing and other public reports can be viewed and printed free of charge at the Partnership's website at www.divallproperties.com or at the SEC's website at www.sec.gov. The Partnership's 2022 Annual Report on Form 10-K was filed with the SEC on March 27, 2023, which also can be accessed via the websites listed.