



December 31, 2024

1900 W. 75th St.  
Suite 100  
Prairie Village, Kansas  
66208

913.666.5651 KS  
816.421.7444 MO  
FAX: 913.666.5650

**Re: DiVall Insured Income Properties 2, L.P.  
(the "Partnership")**

Dear Limited Partner:

Each limited partner who has a qualified plan is subject to annual reporting requirements under the Employee Retirement Income Security Act of 1974 (ERISA).

To assist you in filing this information for your investment in DiVall Insured Properties 2 Limited Partnership, we have estimated the **Net Asset Value** of each interest of the Partnership to approximate \$17 at December 31, 2024.

All the properties were sold during the fourth quarter of 2024 as well as substantially all net sales proceeds were distributed in 2024. The Partnership is winding up affairs and only cash or cash equivalents remain as assets of the partnership; which are expected to be substantially distributed in 2025 and 2026.

If you have any questions or additional assistance, please contact Investor Relations at 866-637-9460.

Sincerely,  
**The Provo Group, Inc.; General Partner**

By:   
Bruce A. Provo

Chicago, Illinois Office  
708.857.5760

Sanibel, Florida Office  
239.472.6565