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NEWS RELEASE
April 18th, 2016

CSE: AYD

Aydon Income Properties, Inc. Announces New U.S. Real Estate Limited Partnership and C\$154,000 Non-Brokered Private Placement

VANCOUVER, BRITISH COLUMBIA – (April 18th, 2016) – AYDON INCOME PROPERTIES, INC. (“Aydon” or the “Company”) (CSE: AYD), is pleased to announce that it will be proceeding with the formation of a new real estate limited partnership structured to acquire income producing residential properties in select areas of the United States such as Atlanta, Detroit, Kansas, Memphis and Orlando. The USA Diversified Real Estate Limited Partnership (the “Partnership”) will raise up to USD\$10 million in LP Units to fund the purchase of approximately 230 fully renovated and currently tenanted single-family residential properties that meet the minimum cash flow and return on investment (“ROI”) requirements mandated by Aydon who will also act as the General Partner.

The Company concurrently announces that it will also be proceeding with a non-brokered private placement (the “Placement”) of 1,400,000 units (“Units”) at a price of \$0.11 per Unit for aggregate gross proceeds of C\$154,000. Accordingly, the Company will issue 1,400,000 Units consisting of one common share and one non-transferable share purchase warrant (“Warrant”). Each Warrant is exercisable for two years and entitles the holder to purchase one additional common share of the Company at a price of \$0.15 if exercised during the first year or \$0.20 if exercised during the second year after the date of closing.

All securities issued are subject to a statutory four-month hold period expiring four months from the closing date of the Placement. The net proceeds from this Placement will be used for general working capital and to fund the up-front legal and administrative costs related to the formation of the Company’s new Limited Partnership offerings. Finders’ fees may be payable in accordance with the policies of the Exchange.

About Aydon Income Properties, Inc.:

Aydon Income Properties Inc. is a real estate investment & development company targeting under-valued and compelling real estate investment opportunities in select areas of the United States and Canada with the goal of securing high cash flow and capital appreciation for its shareholders and investors. For more information about the Company, please visit: www.aydonproperties.com.

The CSE has not reviewed and does not accept responsibility for the adequacy or accuracy of this release.

ON BEHALF OF THE BOARD

Vid Wadhvani, Chairman & CFO

Forward-Looking Statement:

Certain information set forth in this news release may contain forward-looking statements that involve substantial known and unknown risks and uncertainties. All statements other than statements of historical fact are forward-looking statements, including, without limitation, statements regarding future financial position, business strategy, corporate vision, proposed acquisitions, partnerships, joint-ventures and strategic alliances and co-operations, budgets, cost and plans and objectives of or involving the



Company. Such forward-looking information effects management's current beliefs and is based on information currently available to management. Often, but not always, forward-looking statements can be identified by the use of words such as "plans", "expects", "is expected", "budget", "scheduled", "estimates", "forecasts", "predicts", "intends", "targets", "aims", "anticipates" or "believes" or variations (including negative variations) of such words and phrases or may be identified by statements to the effect that certain actions "may", "could", "should", "would", "might" or "will" be taken, occur or be achieved. A number of known and unknown risks, uncertainties and other factors may cause the actual results or performance to materially differ from any future results or performance expressed or implied by the forward-looking information. These forward-looking statements are subject to numerous risks and uncertainties, certain of which are beyond the control of the Company including, but not limited to, the impact of general economic conditions, industry conditions, dependence upon regulatory and shareholder approvals, the execution of definitive documentation and the uncertainty of obtaining additional financing. Readers are cautioned that the assumptions used in the preparation of such information, although considered reasonable at the time of preparation, may prove to be imprecise and, as such, undue reliance should not be placed on forward-looking statements. The Company does not assume any obligation to update or revise its forward-looking statements, whether as a result of new information, future events, or otherwise.