

**NOTICE: NET-LEASED PROPERTIES
ARE "MOVING TARGETS"...**

**SUGGESTION: "SHOOT FIRST,
ASK QUESTIONS LATER"!...**

...(i. e., simple, fast Letter Of Interest ["L. O. I."] and response from Seller negotiates price... effectively "ties property up" with minimum of time & effort expended. Request all additional information you need [demographics/copy of lease/ title data, etc.] in your L. O. I.)

THE "RULES": WE MUST VERIFY FIRST!!

Don't count on the target still being there! To save everybody's time, this is the sequence we require:

- 1) make basic yes or no decision from spreadsheet data.
- 2) request a more detailed information sheet (or "set up") from us on a specific property or properties (not too many please!)
- 3) when you have received the set up and have definitely decided on pursuing a certain property, tell us, and we will re-verify availability at that time (we fax-verify every 45 days...)

>>>SPECIAL NOTICE: Re fees - Principals cannot act as Brokers/ Brokers cannot act as Principals - we consider this a conflict of interest and our lawyers will not allow us to be a party to it. Instead of commission, you may pay yourselves a fee by adjusting the price accordingly.

NOTE: HIGHER PROPERTY NUMBERS ARE THE MOST RECENTLY ADDED DEALS AND HAVE HIGHER ODDS OF BEING STILL AVAILABLE.

REGULAR BROKERS PLEASE NOTE:

"Free" Broker--Members: The properties marked "B" in the leftmost column of our list contain other Broker's properties that we admire for one or more reasons. The fee you will earn will vary from a low of 25% to a maximum of 33-1/3% of the over-all commission, depending on how the "listing" Broker is willing to split. (About 30% of the listing Brokers we deal with will split 1/3, 1/3, 1/3...)

CLUB MEMBER BROKERS* ALSO NOTE:

For Gold (Broker) "Club Members," if listing Broker ("B" list deals) will take 20% off the top of the total fee, then you and he split 80% of fee (except Principals - see "SPECIAL NOTICE" above). At worst, if he will only give us 50%... then you get 30% of total "buy side" fee, we get 20% of total "buy side" fee.

*Club Members pay us an annual fee for extra and regular service and (Brokers only) for a more favorable split on "B" list deals:
Gold Members - \$500/yr - new deal data faxed immediately & Master list CD every month.

1400 Group

Broker: Shelton Fisher ("Chip") 303-333-9000 (cell 303-888-7070) (FAX 333-9006) 1660 South Albion Street #300, Denver, CO 80222

A or B List #	Type	Name <small>(Deals marked Letter of Interest "L.O.I." may become re-available)</small>	State	Price	Approx. Yield NET (to Buyer)	Escalators	Lease Expiration Date (Mo/Yr)	Lease (P) Parent Guarantor: (F) Franchisee			Lease (P) Pure Net Type: (R) Roof & Structure		Notes
								Options	Terms	Net Worth			
A 9487	Retail	Dollar General !!REDUCED!! !!GOOD DEAL!! (4 others avail.-see notes)	OH	\$790,000	8.5%	10% ea opt	2018	Checking	Cash	BBB-	P	R	Adequate reserves allowed in yield presented. 4 others - similar sizes / 8.5 CAPs - NC, WV, TX (2)
A 9544	Auto Parts	O Reilly Auto Parts	MS	\$832,000	7.5%	7% LY 11 & 5% @ Options	4/30/28	3/5 yr	Cash	Checking	P	P	New construction... High credit tenant!
A 9567	Retail	Dollar General	NC	\$891,200	8.19%	10% @ Options	2018	4/5 yr	Cash	BBB-	P	P	Adequate reserves allowed in yield presented.

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THE ABOVE STATEMENTS, WHILE NOT GUARANTEED, ARE FROM SOURCES WE BELIEVE RELIABLE. PRICE, TERMS AND INFORMATION SUBJECT TO CHANGE DUE TO PRIOR SALE OR WITHDRAWAL BY SELLER

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A	9575	Retail	Sherwin Williams	MS	\$883,360	7.44%	10% @ Options	2/28/18	3/5 yr	Cash	Investment Grade	P P	Adequate reserves allowed in yield presented.
A	9592	Retail	Dollar General	TX	\$840,700	8.35%	Checking	2018	Checking	Cash	BBB-	P P	Low management requirements...New Construction...
B	1001	Auto Service	Midas	FL SFL	\$857,500	9.00%	3x CPI capped @ 4% every 2 yrs	2019	2/5 yr	See Notes	Corporate	F P	At buyers option this financing can be assumed - Loan \$418K; 7.43%; 1% Assumption Fee; Next rate adjustment 10/2013; Term end 9/2017
B	1033	Ground Lease	Starbucks **GROUND LEASE**	MI	\$860,000	7.50%	10% every 5 yrs	4/30/28	4/5 yr	Cash	Believe to be investment grade	P P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
B	1040	Ground Lease	Hooters **GROUND LEASE**	SC	\$1,000,000	8.97%	Yes	10/2013	2/5 yr	Cash	Strong - \$120M+ annually	P P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
B	1041	Restaurant	Wienerschnitzel	AZ	\$929,000	7.50%	10% every 5 yrs	2021	3/5 yr	Cash	Strong proven franchisee	F P	Excellent demographics...
B	1042	Restaurant	Arbys	AL	\$945,000	8.50%	Yes @ Options	2014	2/5 yr	Cash	Corporate	P P	Dense residential population... Three miles from University!!
B	1043	Ground Lease	Krispy Kreme **GROUND LEASE**	AZ	\$457,100	5.25%	Checking	10/31/13	1/5 yr	Cash	Strong	F P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
B	1044	Auto Parts	Oreilly Auto Parts	MS	\$960,000	7.5%	Yes @ Options	2029	3/5 yr	Cash	CSK Auto - Believe to be strong	P P	Prime location - Strategically located on the main retail corridor highway...

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B 0 4 5	1 Retail	Dollar General	TX STX	\$662,306	9.15%	10% @ Options	10/31/17		3/5 yr	Cash	Investment Grade	P P	Adequate reserves allowed in yield presented.
B 0 4 6	1 Restaurant	Del Taco	CA SCA	\$925,000	6.5%	Std. %age rent clause.	8/31/16		5/5 yr	Cash	Strong Franchisee	F P	High Sales... Low Rent... Long and Successful History at location!!!
B 4 5 2	9 Restaurant	KFC	OK	\$725,000	7.25% net	10% every 5 yrs	2022		checking	Cash	Very strong Franchisee	F P	Nearby tenants include Wal-Mart, Arbys, Sonic, Movie Gallery and Dollar General
B 4 5 3	9 Bank Building	Chase Bank !!FURTHER REDUCED!! !!!GOOD DEAL!!! L.O.I.	MI	\$875,000	7.2% pure-net!!!	None	2/2016		2/10 yr	Cash	Investment Grade	P P	They are in their second option - Sure to Renew
B 4 8 2	9 Restaurant	Pizza Hut	TX NTX	\$900,000	7.25%	8% every 5 yrs	2023		3/5 yr	Cash	Tumbleweed Pizza Partners	F P	Rent commences upon close of escrow... Average HH income \$62K+!!
B 4 8 8	9 Restaurant	Long John Silvers	TX	\$930,000	7.00%	10% every 5 yrs	2023		3/5 yr	Cash	YUM Brands	F P	Located along main retail corridor... In front of the High School!!! Others in the area are Wal-Mart Supercenter, Holiday Inn Hotel and Chilis Restaurant...
B 5 3 5	9 Ground Lease	Sonic Drive In *GROUND LEASE*	MO	\$700,000	6.40%	12% in LY 6 & Options	5/29/13		4/5 yr	Cash	Believed strong - Corporate	P P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
B 5 4 1	9 Ground Lease	Jack in the Box *GROUND LEASE* !!!REDUCED - VERY GOOD DEAL!!	TX STX	\$1,000,000	6.25%!!	10% every 5 yrs	2028		Checking	Cash	Believed Strong	F P	GROUND RENT ONLY \$25/bldg. s.f. - very reasonable for a class A location!! This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.

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B 9551	Gas/Convenience	Conoco (Crescent Oil) **6 AVAILABLE**	OK	\$983,669	8.75%	1% Annually beg LY 4	3/31/27		2/10 yr	Cash	S&P AA-	F P	6 Available - Prices range from \$373,794 to \$2.269M; Cap Rates range from 8.75% to 8.85% - Ask for Details!! This asset may be able to be depreciated on a 15-yr schedule, rather than the standard 39 yrs, as more than 50% of the gross sales results from fuel sales - Ask for details!!!
				See Notes	See Notes								
B 9561	Ground Lease	Wendys **GROUND LEASE**	IL	\$969,230	6.50%	12% in LY6	10 yrs from COE		4/5 yr	Cash	Corporate Lease	P P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
B 9588	Restaurant	Long John Silvers / A&W	OK	\$900,000	7.0%	1.5% Annually	2028		4/5 yr	Cash	Yummy Holdings - Believed Strong	F P	Store is situated in an A+ retail location: Pad to upscale mall... Others in the area are Macys, Dillards, Bank of America, Subway and more!!
B 9589	Restaurant	Long John Silvers / A&W !!REDUCED-GOOD DEAL!! (Two more!)	OK	\$798,000	8%!	1.5% Annually	2028		4/5 yr	Cash	Yummy Brands - Believed Strong	F P	Well located on growing retail corridor... Nearby tenants include Wal-Mart, Lowes, Walgreens, Starbucks, Chilis, McDonalds and more!!!
B 9699	Retail	Verizon !!REDUCED-GOOD DEAL!!	FL CFL	\$720,000	9.00%!	2.3% Annually	12/31/17		2/5 yr	Cash	Verizon-Bell Atlantic/Verizon partnership (Celco) Bell is the General Partner -Believe investment grade.	P P	Fee Simple... Free Standing...
B 9704	Ground Lease	Taco Bell *GROUND LEASE*	OH	\$800,000	6.0%	10% every 5 yrs	10/1/25		4/5 yr	Cash	Corporate Lease	P P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
B 9707	Ground Lease	Taco Bell *GROUND LEASE*	OK	\$916,666	6.60%	10% in 2 yrs	2015		4/5 yr	Cash	YUM Brands	F P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.

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											F	P	F	P	
B 9 7 2 3	Restaurant	Hardees	AL	\$901,888	9.00%	2% Annually	9/28/24	4/5 yr	Cash	CKE - Believed Strong	F	P	F	P	Ask about proposed financing...
B 9 7 2 5	Ground Lease	KFC **GROUND LEASE**	TN	\$834,000	6.50%	8% every 5 yrs	1/1/28	4/5 yr	Cash	Strong Franchisee	F	P	F	P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
B 9 7 3 2	Ground Lease	McDonalds **GROUND LEASE**	IL	\$930,000	5.37%	10% @ Options	2028	4/5 yr	Cash	Investment Grade	P	P	P	P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
B 9 7 4 9	Restaurant	Captain Ds	AL	\$995,000	8.04%	10% every 5 yrs	2028	4/5 yr	Cash	Believed Strong	F	P	F	P	Others in the area are Burger King, Sonic Drive In, Quiznos, Papa Johns and more...
B 9 7 5 0	Ground Lease	KFC **GROUND LEASE**	TX STX	\$870,000	6.03%	10% @ Options	6/2017	3/5 yr	Cash	Believed Strong	P	P	P	P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
B 9 7 5 2	Auto Service	Jiffy Lube	AZ	\$928,645	7.75%	3% Annually	6/30/23	2/5 yr	Cash	Corporate!!	P	P	P	P	High traffic area... Others in the area are Goodyear Tire, Arbys, Chevron and Valero Gas...
B 9 7 5 3	Child Care	Childtime !!REDUCED-VERY GOOD DEAL!!	AZ	\$761,000	8.25%!! (9.1% - 2/2010)!	10% Max/5yr.s	2/25/22	2/5 yr	Cash	Approx. 46 Mil.	P	P	P	P	Excellent exposure... Strong mix residential and commercial in immediate area!!
B 9 7 5 4	Child Care	Kids Kingdom	TX CTX	\$450,000	8.27%	None	5/31/18	3/5 yr	Cash	Believed Strong	P	P	P	P	Proven location with strong supportive demographics...
B 9 7 5 5	Retail	Dollar General	TX CTX	\$599,000	8.44%	10% @ Options	12/31/16	3/5 yr		BBB-	P	R	P	R	Adequate reserves allowed in yield presented.

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B 9761	Bank Building	Old National Bank!!REDUCED-GOOD DEAL!!	KY	\$623,000	8%	Annually!-150% of CPI capped at 1.5%/yr	10/2022		4/5 yr	Cash	S&P BBB+	P	P	
B 9786	Restaurant	Arbys	MS	\$980,000	7.75%	5% every 5 yrs	2028		3/5 yr	Cash	Strong Franchisee	F	P	Hard corner location... Drive thru... Great visibility and access!!
B 9787	Restaurant	Churchs Chicken	TX STX	\$900,000	8.00%	5% every 5 yrs	2018		2/5 yr	Cash	15 Unit Franchisee	F	P	Great visibilty and access... Drive Thru!!
B 9824	Ground Lease	Chipotle **GROUND LEASE**	CO	\$968,100	6.25%	Yes - every 5 yrs	2028		4/5 yr	Cash	Investment Grade	P	P	Others in the area are Dillards, Sears, JCPenny, K-Mart, Olive Garden and more...
B 9876	Auto Parts	Ziebart	MN	\$740,000	7.00%	7.50% every 5 yrs	2/27/22		4/5 yr	Cash	Believed to be strong - In business since 1959	P	P	Corner location!!
B 9883	Restaurant	Gattis Pizza !!REDUCED - GOODIE!!	TX STX	\$635,000	8.5%	8% yr.5 / 12% every 5 thereafter	2023		2-5yr	Cash	30 yr Franchisee	F	P	Monument signage... Located in one of the fastest growing cities in the Nation...
B 9936	Restaurant	KFC / Taco Bell	TX CTX	\$600,000	8.00%	Checking	2024		Checking	Cash	Experienced Multi-Unit Franchisee	F	P	One Block from Medical Center... Wal-Mart Supercenter within 1/4 mile!!
B 9940	Retail	Dollar General	FL	\$800,000	8.25%	10% in Options	11/20/17		3/5 yr	Cash	Investment Grade	F	P	Others in the area are Quiznos, Waffle House, Exxon, Red Carpet Inn and more...
B 9945	Auto Service	Valvoline	IA	\$527,000	8.25%	1.5% Annually	2027		Checking	Cash	Largest Franchisee with 90+ store regional operator	F	P	Fronts highway - active retail corridor... Nearby tenants include Best Buy, Dick Sporting Goods, Wells Fargo, Taco Bell and more...

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B 9 9 4 7	Medical/Office	DaVita Medical	OK	\$1,000	8.0%	2% annually	5/2018		2/5 yr	Cash	BB-	P	P	
B 9 9 4 8	Restaurant	Hardees !!REDUCED!! !!4 AVAILABLE!!	NC	\$846,000 See Notes	7.45%	12% every 5 yrs	2024		2/5 yr	Cash	Believed strong	F	P	Can be purchased as portfolio or individual... Prices range from \$695K to \$846K... States: TN (2); NC; SC
B 9 9 5 0	Restaurant	Hardees	MS	\$1,000,000	8.84%	12% every 5 yrs	Checking	Checking	Cash	Corporate Backed		F	P	Surrounded by National Retailers... Positioned along two dominant traffic corridors...
B 9 9 6 4	Restaurant	Backyard Burger!!REDUCED!!	TN	\$992,000	8.45%	1.5% Annually	2029	Checking	Cash	Corporate - Believed Strong		P	P	Others in the area are Marshalls, Stein Mart and Kroger...
B 9 9 6 6	Retail	Dollar General !!2 AVAILABLE!!	LA	\$767,183	9.15%	10% every options period	1/31/17		3/5 yr	Cash	Investment Grade	P	P	The other one is priced at \$662,306 samd yield... Both in strong areas...
B 9 9 7 4	Ground Lease	McDonalds **GROUND LEASE** L.O.I.	TX CTX	\$963,000	5.5%	Yes - every 5 yrs	2029		6/5 yr	Cash	Investment Grade	P	P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term. Adjacent and nerby retailers include: Wal-Mart, Staples, Starbucks, Tractor Supply, Chilis, Holiday Inn, and more...
B 9 9 8 1	Restaurant	Mr Gattis Pizza	TX STX	\$635,300	8.50%	Yes @ Options	2024	Checking	Cash	30 yr Franchisee		F	P	Monument signage... Covered outdoor eating areas and drive thru window... Traffic Counts 32K+ per day!!