

**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			
B 1001		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**  <b>L.O.I.</b>	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.

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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											F	P	F	P	
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...
B 1045	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 1046	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 1067	Restaurant	Popeyes	NC	\$706,700	9.0%	7.5% every 5 yrs	2018	5/5 yr	Cash		F	P			Price Reduced!
B 1074	Ground Lease	McDonalds !!GROUND LEASE!!	FL NFL	\$706,000	5.5%	15% every 5 yrs @ options	2018	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. Others in the area are Sonic, Walgreens, Bank of America, and others...

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#	Type	(Deals marked Letter of Interest "L.O.I." may become re-available)											
B 0 7 8	1 Ground Lease	Outback Steakhouse !!GROUND LEASE!!	CA CCA	\$975,000	6.21%	10% @ Options	2015		2/5 yr	Cash	1000 stores in U.S. and 20 foriegn countries - public company - possibly investment grade or close.	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 0 8 0	1 Auto Service	Valvoline	IL	\$493,000	8.75%	1.5% Annually	2026		Checking	Cash	1000 stores in U.S. and 20 foriegn countries - public company - possibly investment grade or close.	F P	Fronts an active retail corridor... Across the street from Days Inn, First Financial Bank & more...
B 0 9 0	1 Restaurant	Pizza Hut	WI	\$838,164	9.15%	10% every 5 yrs	2019		4/5 yr	Cash	Believed Stron - PH Green Bay LLC	F P	Great demographics!! This Excellent location enjoys a 3 mile population of 99K with over 66K employees...
B 0 9 2	1 Restaurant	Pizza Hut !!GROUND LEASE!!	GA	\$600,000	7.25%	10% @ Options	12/31/12		2/5 yr	Cash	YUM	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 0 9 5	1 Restaurant	Arbys	AL	\$843,888	9.0%	5% every 5 yrs	2029		3/5 yr	Cash	Believed Strong	P P	Excellent Visibility!! Drive Thru - Hard Corner!
B 0 9 6	1 Retail	Dollar General	TX CTX	\$822,200	9.0%	10% @ Options	2019		3/5 yr	Cash	Investment Grade	P P	New 10 yr lease!!

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B 1 1 1 1	Restaurant	Backyard Burgers	TN	\$911,739	9.2%	1.5% Annually	20 yrs from COE		Checking	Cash	Believed Strong	P	P	Excellent Visibility & Access!! Others in the area are Marshalls, Stein Mart and Kroger...
B 1 1 2	Restaurant	Taco Bueno	OK	\$984,375	8.0%	5% every 5 yrs	20 yrs from COE		4/5 yrs	Cash	Checking	P	P	Excellent Visibility & Access
B 1 2 2	Child Care	Kidz Klubhouse	FL NFL	\$450,000	9.33%	Checking	6/30/16		1/5 yr	Cash	Checking	P	P	Others in the are are Lowes, Office Max, Kmart, Winn Dixie, Dollar General, and more...
B 1 2 8	Ground Lease	Harris Bank **GROUND LEASE**	IN	\$923,000	6.50%	10% in 2 yrs	2029		Checking	Cash	A	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 1 3 4	Restaurant	Arbys	OH	\$595,000	10.1%	Checking	2014		2/5 yr	Cash	Believed Strong	P	P	Outlot of Park Center... Recent 5-year renewals...
B 1 3 6	Restaurant	Starbucks	AZ	\$875,000	9.4%	10% every 5 yrs	2019		Checking	Cash	Investment Grade	P		Starbucks Drive-Thru...Cash only - must close in 10 days
B 1 3 8	Ground Lease	Whataburger **GROUND LEASE**	TX STX	\$715,776	6.25%	10% every 5 years	2024		3/5 yr	Cash	Believed Strong	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 1 3 9	Ground Lease	AutoZone **GROUND LEASE**	AZ	\$530,000	6.45%	12% @ Options	2026		2/5 yr	Cash	Believed Strong	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 1 5 2	Ground Lease	O Reilly Auto Parts **GROUND LEASE**	LA	\$560,000	6.75%	Checking	2029		Checking	Cash	Believed	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.

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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 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 !!REDUCED-GOOD DEAL!!	MS	\$844,000	9%!	5% every 5 yrs	2028		3/5 yr	Cash	Strong Franchisee	F P	Hard corner location... Drive thru... Great visibility and access!!
B 9936	Restaurant	KFC / Taco Bell	TX CTX	\$600,000	8.5%	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 !!REDUCED - GOOD DEAL!!	FL	\$755,000	8.75%	10% in Options	11/20/17		3/5 yr	Cash	Investment Grade	F P	A second D. Gen. also avail. - Other tenants in the area are Quiznos, Waffle House, Exxon, Red Carpet Inn and more...
B 9943	Restaurant	Arbys !!REDUCED-GOOD DEAL!!	AL	\$892,000	9.155%!	5% every 5 yrs	2029		3/5 yr	Cash	Strong Operator with 28 locations	F P	This is a Wal-Mart outparcel... New development area!! Great visibility and access...

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B 9 4 5	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...	
B 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 4 8	Restaurant	Hardees !!REDUCED!! !!4 AVAILABLE!!	NC	\$846,000	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 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 6 4	Restaurant	Backyard Burger!!REDUCED!!	TN	\$958,000	8.75%!!	1.5% Annually	2029	Checking	Cash	Corporate - Believed Strong	P P	Others in the area are Marshalls, Stein Mart and Kroger...	
B 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 7 4	Ground Lease	McDonalds **GROUND LEASE**	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 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!!	