

**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 041	Restaurant	Wienerschnitzel	AZ	\$929,000	7.50%	10% every 5 yrs	2021	3/5 yr	Cash	Strong proven franchisee	F	P	Excellent demographics...
B 043	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 045	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.

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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	1078	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	1096	Retail	Dollar General	TX CTX	\$822,200	9.0%	10% @ Options	2019	3/5 yr	Cash	Investment Grade	P	P	New 10 yr lease!!
B	1112	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	1136	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	1138	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	1139	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.

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								Options	Terms	Net Worth		
B 1 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.
B 9 5 8 9	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 9 9 3 6	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 9 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 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 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!!

BROKER'S NOTE: Deals marked "A" are direct from the Sellers -- no other Brokers are involved. We split all fees 50-50. Deals marked "B" are other Broker's deals (only 1 Broker involved). See split rules on top of first page.