

NOTICE: NET-LEASED PROPERTIES

ARE "MOVING TARGETS"...

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

...(i. e., simple, fast Letter Of Intent ["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 fee, we get 20% of total 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 every month/ Blue Members - \$300/yr - monthly supplement - four Master lists per yr.

1400 Group

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

A or B List #	Type	Name <small>(Deals marked Letter of Intent "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 8971	Restaurant	Starbucks	MI	\$1,865,000	6.65% net	7% in LY 6	2017	4/5 yr	Cash	\$6.4B in sales!	P R		Adequate reserves allowed in yield presented.
A 9125	Auto Service	Big 10 Tires !!REDUCED!! !!!GOOD DEAL!!!	AL	\$1,596,000	8.1% net	Annually by CPI	11/2026	checking	Cash	Corporate lease - Operates 101 locations	P P	3	Other Available - Ask for details
A 9127	Auto Service	Big 10 Tires !!REDUCED!! !!!GOOD DEAL!!!	FL NFL	\$1,670,000	8.1% net	Annually by CPI	11/2026	checking	Cash	Corporate lease - Operates 101 locations	P P	1	Other Available - Ask for details

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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											P	F	P	R	
A 9249	Ground Lease	Office Depot **GROUND LEASE** !!VERY GOOD DEAL!!	NC	\$2,000,000	6% net	Yes - ask for details - 8.5% LY 2012	12/31/21	3/5 yr	Cash	S&P BBB-	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.
A 9258	Ground Lease	Chilis **GROUND LEASE**	NC	\$1,728,000	6.25% net	10% every 5 yrs	2023	5/5 yr	Cash	S&P BBB	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 8800	Restaurant	Fazolis !! GOOD DEAL !!	MI	\$1,250,000	8% net!	10% every 5 yrs	1/1/2021	4/5 yr	Cash	Franchisee, 30yrs experience - net worth over \$20 million!	F	P	F	P	Kitty corner from 500K sf center... close proximity to highway! One of the nations fastest growing economic regions..
B 8804	Auto Parts	Auto Zone L.O.I.	SC	\$1,440,000	7% net	15% @ options	2026	4/5 yr	Cash	S&P: BBB+	P	R	P	R	Adequate reserves allowed in yield presented.
B 8811	Ground Lease	Ruby Tuesday *GROUND LEASE* !!GOOD DEAL!!	IN	\$1,680,000	6.25% net	10% @ options	5/31/26	4/5 yr	Cash	Ruby Tuesday, Inc	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 8813	Restaurant	Starbucks	MS	\$1,480,000	6.5% net	yes	2016	checking	Cash	\$6.4B in sales!	P	P	P	P	Other retailers in area are McDonalds, Popeys, Wendys, Cracker Barrel and Ruby Tuesdays
B 8816	Ground Lease	Chilis Restaurant *GROUND LEASE*	TX STX	\$1,198,260	5.75% net	10% every 5yrs	2016	4/5 yr	Cash	S&P BBB	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 8819	Restaurant	Bugaboo Creek	GA	\$1,608,000	7.15% net	yearly @ 1.5x CPI not to exceed 2%	6/20/27	4/5 yr	Cash	checking	P	P	P	P	Steak House - casual dining...

See Notes

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B 8822	Restaurant	Starbucks	MO	\$1,515,000	6.0% net	Yes in LY 6	2017		2/5 yr	Cash	\$6.4B in sales!	P	R	Adequate reserves allowed in yield presented. Located across from new Hilton Hotel...
B 8823	Retail	Aaron Rents	LA	\$1,104,633	6.75% net	7.5% every 5 yrs	2022		2/5 yr	Cash	\$434 mil. Corporate Guarantee	P	P	Prime retail location next to tenants including Rite Aid, Walgreens, Blockbuster, Dollar General, O'Reilly Parts and many more...
B 8834	Restaurant	Burger King	WI	\$1,522,388	6.70% net	5% every 5 yrs	2027		4/5 yr	Cash	256 Store Franchisee	F	P	Excellent location in revitalizing area!! Strong store sales...
B 8840	Auto Parts	Auto Zone	IL	\$1,954,839	6.2% net	10% @ options	10/2027		4/5 yr	Cash	S&P BBB+	P	P	Located in high traffic area...
B 8850	Restaurant	Burger King	NC	\$1,071,000	7.00% net	10% every 5 yrs	2027		checking	Cash	strong Franchisee	F	P	Nearby tenants include Shell, Goodyear Tires, Best Western and Texaco...
B 8851	Restaurant	Waffle House	FL CFL	\$1,352,813	6.15% net	10% every 5 yrs	7/25/24		4/5 yr	Cash	believe strong	F	P	Located in front of Days Inn... Densly populated area... Directly off of interstate!
B 8852	Restaurant	Arbys	GA	\$1,727,000	7.75% net	4% every 2 yrs	3/2017		2/5 yr	Cash	Corporate lease	P	P	Located in a popular and desirable location!
B 8861	Restaurant	Sonic	FL CFL	\$1,665,729	7.75% net	1.5% annually begins LY 6	8/31/21		4/5 yr	Cash	Believed strong franchisee	F	P	Prime location... Outparcel to pharmacy..
B 8862	Restaurant	Sonic	FL NFL	\$1,422,413	7.75% net	1.5% annually	8/31/21		4/5 yr	Cash	Believed strong franchisee	F	P	Surrounded by Bank of America, Jiffy Lube, Burger King and more...

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B 8870	Ground Lease	7-11	TX CTX	\$1,363,636	5.5% net	10% every 5 yrs	2031		3/5 yr	Cash	7-11 Believed 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 8875	Restaurant	Captain D's	TN	\$1,450,000	7.5% net	5% every 5 yrs	2027		checking	Cash	Largest Franchisee	F P	Sister company to Del Taco... New Construction opened 3 wks ago! 1/2 mile from interstate!!!
B 8876	Restaurant	Waffle House	FL CFL	\$1,113,285	6.15% net	Base + 5% of annual sales over \$400K	9/1/25		None	Cash	believe strong	F P	Good location - Run by largest Waffle House Franchisee
B 8877	Restaurant	Waffle House	FL CFL	\$1,332,400	6.10% net	Base + 5% of annual sales over \$400K	9/1/25		None	Cash	believe strong	F P	Good location - Run by largest Waffle House Franchisee
B 8881	Medical/Office	Jefferson Dental Clinic	TX CTX	\$1,650,000	7.50% net	\$24/SF on 5/8/11	5/6/17		1/5 yr	Cash	Checking	P P	Nice frontage! Brand new construction... Shadow anchored by Minyards Grocery - Across from CVS, Blockbuster and Walgreens!
B 8884	Restaurant	Rib Crib	OK	\$1,625,000	7.75% net	5% every 5 yrs	2021		3/5 yr	Cash	Believed to be strong	P P	Nearby business are Super Wal-Mart, Lowes, Goodys, Ross Dress for Less and more!
B 8896	Restaurant	Arbys	NM	\$1,083,333	6.0% net	7.5% every 5 yrs	9/30/26		yes - ask for details	Cash	Believed strong	F P	Highly visable location... Multiple units operators guarantee!
B 8909	Ground Lease	Chick Fil A !!GOOD DEAL!!	IN	\$1,360,000	6.25% net	10% LY 6 and then @ options	2022		4/5 yr	Cash	Chick Fil A is the nation's #2 chicken restaurant chain - \$1.53B in sales	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 8911	Restaurant	Burger King	AL	\$1,411,554	6.80% net	7.5% every 5 yrs	2027	4/5 yr	Cash	Strong Franchisee	F	P			High traffic location with strong visibility!! Part of larger portfolio - Additional locations available...
B 8917	Ground Lease	Jack in the Box	MO	\$1,192,000	6.0% net	5% in 2011	2017	checking		Strong operator	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. Perfect for 1031 Exchange...
B 8919	Ground Lease	Chipotle	TX STX	\$1,180,000	5.5% net (6% aver)	Yes @ options	2027	2/5 yr	Cash	Chipotle - Strong - McDonalds owns 90% - ask for details	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 8920	Restaurant	Starbucks	IN	\$1,330,000	6.50% net	10% in 11/1/11	2017	3/5 yr	Cash	\$6.4B in sales!	P	P			Attractive long term investment opportunity! Located on a 6 lane commercial thoroughfare...
B 8929	Restaurant	Starbucks	OK	\$1,365,000	6.69% net	10% in LY 6 & Options	2017	6/4 yr	Cash	\$6.4B in sales!	P	R			Adequate reserves allowed in yield presented. Debt-Free opportunity is an ideal 1031 exchange!!!
B 8932	Restaurant	Popeyes	CO	\$1,643,000	7.0% net	10% every 5 yrs	2027	4/5 yr	Cash	Experienced Franchisee	F	P			Busy retail/office, residential and commuter location with high traffic count!!!
B 8939	Auto Parts	O'Reilly Auto Parts !REDUCED-GOOD DEAL!	NC	\$1,112,000	7.1% net	6% @ options	2027	3/5 yr	Cash	CSK Auto - Believe to be strong	P	P			Extremely well located along the retail corridor at the highway!!
B 8942	Auto Parts	Autozone	FL CFL	\$1,392,000	6.25% net	10% @ options	2025	3/5 yr	Cash	S&P:BBB+	P	P			Signalized corner!! Excellent retail location!!

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B 8943	Restaurant	Burger King	IL	\$1,120,000	6.70% net	Yes ask for details	2027		4/5 yr	Cash	One of the largest Franchisees 256 Units	F	P	\$200K will be invested in renovating and remodeling this location in September 2007
B 8946	Restaurant	Burger King	FL CFL	\$1,142,132	6.75% net	7.5% every 5 yrs @ options	8/31/26		4/5 yr	Cash	Strong Franchisee	F	P	Single tenant drive thru!
B 8948	Restaurant	Burger King	AL	\$1,411,554	6.80% net	7.5% every 5 yrs @ options	8/31/26		4/5 yr	Cash	Strong Franchisee	F	P	Single tenant drive thru!
B 8952	Restaurant	Arsenius	CA NCA	\$1,525,000	6.08% net	3% annually	2017		checking	Cash	checking	P	P	Free standing drive-thru... Close proximity to university!
B 8955	Ground Lease	Panda Express	FL CFL	\$1,417,000	6.00% net	10% every 5 yrs	2027		4/5 yr	Cash	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 8957	Auto Parts	Advance Auto	IL	\$1,799,500	7.25% net	5% every 5 yrs & @ options	2020		3/5 yr	Cash	S&P:BBB+	P	P	Others in the area are Burger King, McDonalds, Subway and KFC...
B 8966	Child Care	Got Kidz Child Care	IL	\$1,409,000	7.05% net	Yes	9/30/15		2/5 yr	Cash	Checking	P	P	Established child care... Close proximity to schools!
B 8967	Gas/Convenience	Taylor Convenience !!!EXTREMELY GOOD DEAL-WOW!!! 7 Available	TX CTX	\$1,547,627	8.5% net	7.5% every 5 yrs	2027		checking	Cash	Strong Franchisee - Franchisee Guarantee	F	P	Prices range from \$919,165 to \$2.457M - Call for details!!
B 8968	Ground Lease	McDonalds **RARE - HARD TO FIND**	TX CTX	\$1,215,000	5.00% net	12% everu 5 yrs	2019		yes	Cash	S&P A 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.

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B 8973	Retail	Aarons Rents	CA SCA	\$1,475,000	6.43% net	10% in 2009	2014		checking	Cash	\$434 mil. Corporate Guarantee	P	P	Located directly off highway... Established retail corridor. Other tenants in the area are WalMart, SaveMart, Longs, Home Depot and Mervyns!
B 8974	Retail	Family Dollar	OH	\$1,100,000	7.67% net	checking	2014		4/5 yr	Cash	\$1.3B, NYSE: FDO	P	P	Others in the area are Target, Kmart, WalMart and more...
B 8977	Supermarket	Albertsons (Leasehold Interest)	CA SCA	\$1,800,000	6.08% net	yes	2028		5/5 yr	See Notes	S&P: BBB	P	P	Assumable loan balance of \$966,904...
B 8978	Restaurant	Starbucks **UNIQUE**	NE	\$1,487,656	6.4% net	12% in yr 5	2017		4/5 yr	Cash	\$6.4B in sales!	P	P	Surrounding retailers are WalMart, Lowes, Home Depot and more...
B 8980	Ground Lease	Chipotle	IN	\$1,272,000	5.50% net	yes	short term		checking	Cash	Strong - McDonalds owns 90% - ask for details	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 8984	Gas/Convenience	Flash Market / McDonalds *3 Available*!!VERY GOOD DEALS!!	AR	\$1,723,467	7.5% net	15% every 5 yrs	2027		yes	Cash	S&P A Investment grade	P	P	\$1.280M to \$1.974M... Guaranteed by corporate!
B 8989	Restaurant	Carls Jr / Green Burrito	OR	\$1,867,000	5.85% net	10% every 5 yrs	11/02/27		checking	Cash	CKE Restaurants	F	P	Out parcel of a new Lowes Home Improvement Store! Large lot with ample parking...
B 8993	Auto Parts	Advance Auto Parts	NY	\$1,692,000	7.3% net	5% @ options	2022		3/5 yr	Cash	S&P:BBB+	P	P	Extremely well located directly off the main retail intersection for the immediate area...
B 8995	Retail	Family Dollar	GA	\$1,174,000	7.75% net	10% @ options	2017		4/5 yr	Cash	\$1.3B, NYSE: FDO	P	R	Adequate reserves allowed in yield presented. Within walking distance of the Metropolitan Rapid Transit Authority...

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B 8999	Bank Building	Washington Mutual	TX CTX	\$1,508,000	6.50% net	5.5% @ options	2011			3/5 yr	Cash	S&P:A	P	P	Above average accessibility and visibility...
B 9015	Ground Lease	Autozone	TX CTX	\$1,116,000	6.00% net	5% every 5 yrs	10/31/27			Yes	Cash	S&P:BBB+	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 9017	Restaurant	Fazolis !!GOOD DEAL!!	MI	\$1,100,000	7.75% net	checking	2024			checking	Cash	Believed strong	F	P	Near Home Depot, Walmart and Sams Club
B 9024	Auto Parts	Autozone	FL SFL	\$1,920,000	6.25% net	5% @ options	2027			5/5 yr	Cash	S&P:BBB+	P	P	Highest demographics... Excellent retail location in front of K-Mart and Kash & Carry...
B 9026	Restaurant	Applebees **5 LOCATIONS**	KY	\$1,900,000	7.35% net	7.5% every 5 yrs	2019			4/5 yr	Cash	Experienced operator	F	P	Priced from \$1.9M to \$2.4M - Strong Brand
B 9027	Restaurant	KFC & Taco Bell	TX WTX	\$1,377,143	7.00% net	checking	2022			checking	Cash	YUM Brands -	F	P	Fast growing area
B 9045	Restaurant	Shells Seafood	FL CFL	\$1,645,000	7.50% net	2% annually	10/19/26			4/5 yr	Cash	Checking on this - 26 restaurants - in business since 1985.	P	P	Pad neighbors Shell Gas and Sun Trust Bank...
B 9048	Restaurant	Joes Crab Shack	IL	\$1,745,644	6.75% net	10% every 5 yrs	2027			6/5 yr	Cash	Landry's Seafood House with guarantee from parent public corporate entity "LNY"	P	P	10 others available - 3 Mid-West; 5 Texas; 1 Florida; 1 Colorado

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B 9052	Restaurant	Burger King **5 Others Available**	NC	\$1,639,640	7.4% net	7% every 5 yrs	2027		4/5 yr	Cash	Strong Operator	F P	All available in Southern States... Prime Retail Location!!!
B 9054	Restaurant	Wendys **6 Others Available**	MI	\$1,968,055	7.25% net	the lessor of 1.5% annually or CPI in LY 6	2027		2/10 yr	Cash	Believed to be strong	F P	All others available in MI... Just off interstate!
B 9055	Gas/Convenience	MaxMart **3 Others Available**	AR	\$1,488,970	8.5% net	12% LY 6 then 2% annually	2027		2/10 yr	Cash	Believed strong	P P	Guaranteed by MaxMart LLC. *All available in AR*
B 9057	Restaurant	Churchs Chicken	TX CTX	\$1,170,000	7.25% net	annually	2024		checking	Cash	3rd largest operator & franchisor	F P	Located on major retail corridor near medical center... Nearby tenants include CVS, Arbys, Wendys, Taco Bell and Captain D's!
B 9064	Auto Service	Christian Brothers !!GOOD DEAL - LOCATION!!	TX CTX	\$1,590,000	7.50% net	1.5% annually	2012		checking	Cash	www.christianbrothersauto.com	P P	Pad site to Sams Club & Frys Electronics... Corporate guarantee!
B 9065	Child Care	Kindercare Daycare	OH	\$1,050,000	8.72% net	annually	12/29/2011		checking	Cash	S&P:B+	P P	Long term tenancy - No existing debt!
B 9076	Restaurant	Sonic	GA	\$1,551,133	7.50% net	Std. %age rent clause.	4/30/21		No	Cash	Believed strong franchisee	F P	13+ years remaining!!! Surrounded by National Retailers...
B 9077	Restaurant	Wendys	GA	\$1,520,513	7.40% net	1.5% annually in LY 6	2027		4/5 yr	Cash	Strong Franchisee	F P	Located in dense retail corridor... Personally guaranteed lease!
B 9083	Restaurant	Whiskey Creek Fire Grill	AR	\$1,825,000	8.24% net	1.5%annually including options	2027		4/5 yr	Cash	Personal - \$8.18 Mil.	P P	15 miles from 2 major cities...

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A or B List		Name	State	Price	Approx. Yield NET (to Buyer)	Escalators	Lease Expiration Date (Mo/Yr)	Lease Guarantor: (P) Parent (F) Franchisee	Options	Terms	Net Worth	Lease (P) Pure Net Type: (R) Roof & Structure		Notes
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B 9092	Ground Lease	Valero Corporation **GROUND LEASE**	TX STX	\$1,610,000	5.5% net	8% every 5 yrs	2023		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 9096	Ground Lease	On the Border **GROUND LEASE**	TX STX	\$1,894,000	6.2% net	6% after yr 10	2022		3/5 yr	Cash	Baaa3 rated - Guaranteed by Brinker Int'l	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. Excellent access & visibility from major roadways!! Excellent Real Estate, location & tenant...
B 9110	Restaurant	KFC / Taco Bell	TX STX	\$1,468,750	8.00% net	1.5% annually	2027		Yes	Cash	Believed to be strong	F	P	Located across from Wal-Mart, Adjacent to McDonalds and along side State Hwy 111
B 9113	Retail	Big 10 Tires	FL CFL	\$1,707,000	6.5% net	Annual CPI	11/2026		2/10 yr	Cash	Corporate lease - Operates 101 locations	P	P	Notable retailers in the area include - Wal Mart, Value City, Guitar Center, Aaron Rents, Aamco, Jiffy Lube, Midas and more!!!
B 9116	Retail	Champs Sports	IL	\$1,993,938	6.50% net	2.5% annually	2012		2/5 yr	Cash	Checking	P	P	Located next to Kohls Department store and is adjacent to Super K-Mart...
B 9124	Restaurant	Dairy Queen	KY	\$1,227,700	8.50% net	2% annually	2027		2/5 yr	Cash	6 units now 6 more next year - No corporate debt	F	P	Slated for upgrade to the new DQ Grill & Chill!! New exterior paint - Designed to feature new food offerings while being true to the heritage of great DQ treats!!!
B 9128	Restaurant	Dairy Queen L.O.I.	KY	\$1,300,000	8.5% net	2% Annually	2027		checking	Cash	6 units now 6 more next year - No corporate debt	F	P	Located on a US Highway - Good exposure...
B 9132	Auto Service	Just Brakes	AZ	\$1,457,000	7% net	10% every 5 yrs	2022		3/5 yr	Cash	Believed strong	P	P	\$444 Square Foot!!!! Located just 1 mile south of Marketplace!!

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B 9 1 6 2	Ground Lease	Taco Bueno **GROUND LEASE**	TX STX	\$1,250,000	6.0% net	10% every 5yrs	2027		4/5 yr	Cash	acobson Partners - 125 restaurants in the midwest	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 1 6 3	Ground Lease	Texas Road House **GROUND LEASE**	WI	\$1,750,000	6.40% net	10% LY 6	2017		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 9 1 6 4	Restaurant	Pizza Hut **6 AVAILABLE**	WI	\$1,036,919	6.75% net	10% every 5 yrs	2022 & 1 at 2017		4/5 yr	Cash	YUM Brands	F	P	Prices range from \$581,771 to \$1,303,129; Yields range from 6.75% net to 7.00% net.
B 9 1 6 7	Restaurant	Starbucks	AR	\$1,240,296	6.73% net	10% in 2011	2016		checking	Cash	\$6.4B in sales!	P	P	Corporate Guarantee
B 9 1 6 8	Ground Lease	Capital One Bank **GROUND LEASE**	LA	\$2,000,000	5.25% net	10% every 5 yrs	2027		checking	Cash	Believed to be 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 9 1 7 1	Restaurant	Whiskey Creek Wood Fire Grill	AR	\$1,903,000	8% net	1.5% annually	2028		Yes	Cash	Checking	P	P	Located adjacent to commercial development
B 9 1 7 5	Retail	Family Dollar	FL CFL	\$1,490,322	7.75% net	10% @ options	6/2017		2/5 yr	Cash	\$1.3B, NYSE: FDO	P	R	Adequate reserves allowed in yield presented. 116,000 + people within 5 miles... Average HH Income \$48K+
B 9 1 7 7	Retail	Majestic Fine Wines & Spirits !!4 AVAILABLE - GOOD DEALS!!	TX CTX	\$1,165,000	8.75% net	10% every 5 yrs	2028		4/5 yr	Cash	Believed strong - checking	P	P	3 Others available!!! Ask for details...
B 9 1 8 2	Restaurant	Texas Road House !!GOOD DEAL!!	IA	\$1,500,000	6.50% net	10% every 5 yrs	2022		3/5 yr	Cash	Believed strong	P	P	Outparcel to Kohls anchored shopping center!!! Outstanding access and visibility from major retail corridor!!!

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B 9184	Ground Lease	Checkers **GROUND LEASE**	FL	\$1,204,000	6.75% net	10% every 5 yrs	2019		3/5 yr	Cash	Believed to be strong - largest double drive-thru chain in the USA	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 9185	Retail	Aarons Rents	OK	\$1,040,000	7.5% net	checking	8/31/15		checking	Cash	\$434 mil. Corporate Guarantee	P P	Tenants in the center include Homeland Grocery, TJ Maxx, Jasons Deli and more...
B 9190	Restaurant	KFC / Taco Bell	WA	\$1,335,000	6.00% net	10% every 5 yrs	2023		4/5 yr	Cash		F P	Strategically situated on the main and busiest commercial thoroughfare directly across from Rite Aid anchored shopping center!!!
B 9205	Ground Lease	Washington Mutual **GROUND LEASE**	TX STX	\$1,640,000		10% every 5 yrs	2028		4/5 yr	Cash	S&P: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 9207	Retail	Sherwin Williams	NE	\$1,475,000	6.5% net	10% beginning yr 6	12/2017		4/5 yr	Cash	Investment grade	P R	Adequate reserves allowed in yield presented. High income - High growth area!!!
B 9219	Retail	Ace Hardware	IL	\$1,995,000	7.6% net	10% every 5 yrs	1/27/23		3/5 yr	Cash	Very Strong	P P	Prime location near several retailers including - Exxon Mobil, TrueValue Hardware, Regions Bank, State Farm Insurance and more...
B 9220	Ground Lease	Capital One **GROUND LEASE**	TX STX	\$1,652,000	5.75% net	21% in 7 yrs!!	12/2019		7/5 yr	Cash	Believed to be 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 9229	Warehouse Distribution	International Automotive components Group (IAC)	NC	\$1,326,200	7.50% net	Annual CPI	2020		checking	Cash	checking	P P	Wholly owned subsidiary of International Automotive components Group (IAC)...

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B 9 2 3 6	Restaurant	KFC	SC	\$1,538,329	7.00% net	6% every 5 yrs	2028		4/5 yrs	Cash	checking	F P	Surrounded by National Retailers... Strong brand...
B 9 2 3 8	Ground Lease	Applebees **GROUND LEASE**	MN	\$1,774,200	6.20% net	10% every 5 yrs	2023		4/5 yr	Cash	Believed strong - Corporate Store	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 2 4 4	Restaurant	Taco Bell	TN	\$1,668,000	7.5% net	1.25% annually	2028		3/5 yr	Cash	11th largest franchisee in the US	F P	Retailers in the area include Wal-Mart, Sams Club, Costco, Lowes and more!!!
B 9 2 4 8	Restaurant	Zaxbys	AR	\$1,970,000	8.5% net	1.5%/yr./1-5;2%/yr/6-10;3%/yr/10-20	2027		4-5yr	Cash	\$5 Mil. personal guarantee/ over 400 franchised locations in S.E. U.S. Growing fast - very popular!	F P	Surrounding retail includes Kohls, Best Western, Shell and Little Ceasars!!!
B 9 2 5 0	Auto Parts	Advance Auto Parts	GA	\$1,700,000	7.22% net	5% @ options	2/2022		3/5 yr	Cash	S&P:BBB+	P R	Adequate reserves allowed in yield presented. Landlord responsible for structure only...
B 9 2 5 4	Auto Parts	Advance Auto Parts	IL	\$1,820,400	7.00% net	Std. %age rent clause.	2023		3/5 yr	Cash	S&P:BBB+	P P	Others in the area include Wal-Mart, Kohls, Office Max, PetCo, and more...
B 9 2 5 5	Auto Parts	Advance Auto Parts	IN	\$1,354,772	7.25% net	5% @ Options	11/7/17		3/5 yr	Cash	S&P:BBB+	P P	Immediate area tenants include Walgreens, Aldi, Pizza Hut, Dairy Queen, KFC, Shopping Center and more...

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B 9 2 5 6	Restaurant	Arbys	KY	\$1,025,000	6.80% net	checking	2033		checking	Cash	Believed Strong	F P	Attractive long term investment!!!! Strong Demographics...
B 9 2 5 7	Ground Lease	Chilis **GROUND LEASE**	IL	\$1,916,000	6.00% net	10% every 5 yrs	2018		4/5 yr	Cash	S&P BBB	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 2 5 9	Ground Lease	Burger King **GROUND LEASE**	NC	\$1,715,000	5.25% net	10% every 5 yrs	2028		4/5 yr	Cash	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 9 2 6 3	Auto Parts	Advance Auto Parts	TX STX	\$1,920,000	7.00% net	5% @ Options	2023		3/5 yr	Cash	S&P:BBB+	P P	Others in the area are Burger King, CVS, Family Dollar, Sherwin Williams and more... National retailers are falling over themselves to fit in where ever they can - Great Demographics!!
B 9 2 6 5	Bank Building	Colonial Bank	AL	\$1,110,667	6.60% net	1.25% Annually	8/24/17		4/5 yr	See Notes	S&P BBB	P P	Loan:Up to \$805,233; LTV 72.50%; 30 yr Amort; Due 10 yrs; Interest rate as of 08/07 6.49%; shelf financing - Ask for details...
B 9 2 6 6	Auto Parts	Advance Auto Parts **24 AVAILABLE**	IN	\$1,800,000	7%	5% @ Options	2021 - 2023		checking	Cash	S&P:BBB+	P P	Prices range from \$1.2M to \$2.05M... Indiana, Kentucky, Ohio and Texas locations!!!
B 9 2 8 2	Ground Lease	Chilis **GROUND LEASE**	FL NFL	\$1,305,000	5.75%	checking	2018		6/5 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 9 2 9 0	Restaurant	Starbucks	MO	\$1,185,185	6.75%	10% in LY 6	2018		4/5 yr	Cash	Starbucks - \$6.4B in sales!; FedEx - Investment Grade	P P	Located just off interstate interchange to capture commuter traffic...

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B 9292	Ground Lease	Taco Cabana **GROUND LEASE**	TX STX	\$2,000,000	6.0%	10% every 5 yrs	2028		2/5 yr	Cash	\$115 million	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 9294	Restaurant	Chuys	AZ	\$1,523,000	6.50%	13.75% every 5 yrs	2026		2/10 yr	Cash	Corporate Lease Guarantee	P P	Located directly across from Lowes Anchored Shopping Center... Corporate lease...
B 9296	Restaurant	Dairy Queen	KY	\$1,227,700	9.0%	2% Annually	2028		Checking	Cash	Checking	F P	Located on US Highway - Great visibility...
B 9301	Restaurant	Dennys	IN	\$2,000,000	7.0%	5% every 5 yrs	2028		4/5 yr	Cash	Believed Strong - 4th largest Franchisee	F P	Adjacent to Days Inn Motel... Average HH Income \$56K+!
B 9303	Medical/Office	Lutheran Hospital / Clinic	OH	\$1,600,000	7.19%	None	2023		2/5 yr	Cash	S%P AA-	P P	High traffic area... Located just off of Interstate... Optimal location - less than 3 miles from Downtown!!!
B 9305	Restaurant	Wienerschnitzel / Tastee Freeze	CA SCA	\$1,900,000	6.74%	12% in 9/2009 & 15% @ Options	2014		2/5 yr	Cash	Strong Franchisee	F P	Successful location for nearly 30 yrs...
B 9307	Restaurant	Taco Bell	TX	\$1,285,000	7.00%	10% every 5 yrs	2023		3/5 yr	Cash	Believed Strong	F P	Strategically located adjacent to 3 major hospitals and medical campuses...
B 9312	Office Building	Actuant Corporation	IA	\$1,700,000	7.50%	3% every 2 yrs	2018		Checking	Cash	S&P BB	P P	New 10 yr lease...
B 9314	Restaurant	Popeyes	KS	\$1,458,000	7.75%	1% Annually	2028		Yes	Cash	Experienced Franchisee	F P	Six major highways intersect in city making it an attractive area to do business...

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B 9 3 1 5	Auto Parts	Advance Auto Parts	TN	\$1,174,000	7.40%	10% @ 1st Option; 5% @ 2nd & 3rd Options	2023		3/5 yr	Cash	S&P:BBB+	P P	Located near Wal-Mart Supercenter, Home Depot and Starbucks...
B 9 3 1 9	Retail	Vitamin Shoppe	OH	\$1,950,000	7.34%	14% in LY 6	Ask for Details		Checking	Cash	Guaranteed by Main Corporation - Stable by S&P	P P	Located in major retail corridor...
B 9 3 3 2	Restaurant	Taco Bell	TN	\$1,250,000	6.4%	10% every 5 yrs	2028		4/5 yr	Cash	Believed Strong	F P	Outparcel to new Wal Mart Supercenter... Positioned on main traffic corridor!!!
B 9 3 3 3	Auto Parts	O Reilly Auto Parts	NC	\$1,250,000	7.04%	6% @ Options	5/31/28		3/5 yr	Cash	Checking	P P	Convenient access to two major US Highways... Brand new construction...
B 9 3 3 7	Restaurant	Huddle House	AL	\$1,440,000	8.50%	5% every 5 yrs	2/28/28		2/5 yr	Cash	Corporate Store	P P	Great highway visibility... Significant economic development and growth area...
B 9 3 3 8	Restaurant	Back Yard Burgers	MS	\$1,997,286	8%	8% every 5 yrs	2028		2/5 yr	Cash	Strong Franchisee	F P	Excellent traffic counts 62K+ cars daily... Others in the area are Wal-Mart Supercenter, K-Mart, Hilton Inn, McDonalds, and others...
B 9 3 4 0	Restaurant	Arbys	TX STX	\$1,457,143	7.0%	10% every 5 yrs	1/31/23		4/5 yr	Cash	Believed Strong	F P	Others in the area are National Tire and Battery, McDonalds, Lowes, Walmart Supercenter, and more...
B 9 3 4 2	Retail	Office Max	TX STX	\$1,850,000	6.53% c-o-c 5.75%	Yes @ Options	2023		2/5 yr	See Notes	A 'Fortune 500' company - believe a subsidiary of Boise Cascade - believe net worth over \$400 Mil. - checking...	P P	Loan: Cash \$1.850M; loan approx. \$2 mil.; 30-10; 6.08%; Assumable...

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B	9343	Auto Parts	AutoZone	FL	\$1,973,333	6.75%	Yes @ Options	2028	4/5 yr	Cash	S&P:BBB+	P	P	New Lease... Good Location!!!
B	9349	Restaurant	Arbys	WI	\$1,304,000	6.75%	1% Annually starts in LY 6	5/31/23	5/5 yr	Cash	Believed Strong	F	P	New 15 yr lease... Pad to Menards (Adjacent to Wal-Mart Supercenter)!!
B	9350	Auto Parts	Advance Auto Parts	OH	\$1,381,373	7.50%	10% in LY 11	2027	3/5 yr	Cash	S&P:BBB+	P	P	Located on Major Retail thoroughfare... Near Giant Eagle Supermarket, Rite Aid, Burger King, and more...
B	9353	Restaurant	KFC	TX	\$1,243,125	8.10%	1.25% Annually	11/9/27	4/5 yr	Cash	Believed to be strong	F	P	Great location!! New 24 hour Wal-Mart Superstore-States Largest... Also in area are CVS, McDonalds, Sonic, Whataburger and more...