

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 1333	Retail	Dollar General	LA	\$1,153,300	9.00%	Yes at Options	08/31/19	3/5 yr	Cash	Beleived Strong	P	P	Corporate store
A 9435	Auto Parts	Advance Auto Parts	CO	\$1,870,000	7.75CAP	5% @ options	2023	3/5 yr	Cash	S&P:BBB+	P	R	Located on a lighted intersection.. Daily traffic counts are 88K... Just south of Sams Club!!
A 9436	Auto Parts	Advance Auto Parts	WY	\$1,670,000	7.75CAP	5% @ options	2023	3/5 yr	Cash	S&P:BBB+	P	R	Located on a busy arterial street... Downtown is within a mile from site...

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A	9	Auto Parts	Advance Auto Parts	IL	\$1,529,800	8.50%	5% every 5 yrs starts in 10/2015	2024	3/5 yr	Cash	S&P:BBB+	P P	Located on a signalized corner...
A	9	Restaurant	Arbys	IN	\$1,882,274	7.75%	Yes	2029	3/5 yr	Cash	Believed Strong	F P	Major employers in the area are Walgreens Distribution Center, Regional Health Center, Community Hospital...
A	9	Auto Service	Econo Lube N Tune	AZ	\$1,200,000	7.00%	2% Annually	2019	Checking	Cash	Believe reasonably strong - ask for details	P P	Home Depot outpad...
B	1	Restaurant	Jack in the Box	TX STX	\$1,227,000	7.3%	CPI capped @ 8% every 5 yrs	12/19/22	4/5 yr	See Notes	Corporated Store	P P	New constructions... Has operated at this location since 1970's... Loan: \$670L; 6.0%; Matures 2020; Loan must be assumed...
B	1	Auto Parts	Autozone	MO	\$1,665,000	7.15%	10% between options	2/28/29	4/5 yr	Cash	Believed Strong	F P	Excellent exposure along dominant traffic corridor... Located in rapidly developing city suburb!!!
B	1	Ground Lease	McDonalds **GROUND LEASE**	FL SFL	\$1,090,909	5.5%	10% every 5 yrs	3/1/27	4/5 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.
B	1	Retail	Checkers !!DEVELOPMENT DEAL!!	NC	\$1,260,000	9.0%	1.5% Annually	20 yrs from coe	Checking	Cash	Believed to be strong - largest double drive-thru chain in the USA	P P	This is a development deal - Buyer puts up the money to build, BUT the return is great! Lease is PRE-SIGNED!! Good yield - Will be 9.0%!!!! Ask for more details...
B	1	Gas/Convenience	Marathon Gas Station !!REDUCED - VERY GOOD DEAL!!	OH	\$1,875,000	10.00%!!	Lessor of 2% or CPI LY 6	6/27/27	2/5 yr	Cash	Guaranteed by EZ Energy, Ltd.	F P	EXTREME depreciation benefits!!! Corporate Guarantee!!

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B 0 3 2	1 Auto Service	National Tire & Battery	TX STX	\$1,946,836	7.75%	CPI capped @ 10% every 5 yrs	8/31/33		3/5 yr	Cash	Investment Grade-\$498 Mil.	P	P	
B 0 3 4	1 Medical/Office	Davita Southwestern Dialysis Center	NC	\$1,445,677	7.75%	Annual CPI capped at 1.50%	5/31/20		4/5 yr	See Notes	BB-	P	P	Loan: 70% LTV; 5 year term; 30 yr amort; 6.8%; Recourse loan
B 0 3 6	1 Ground Lease	Chase Bank **GROUND LEASE**	TX STX	\$2,000,000	6.50%	10% every 5 yrs	4/15/28		4/5 yr	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 0 4 0	1 Ground Lease	Hooters **GROUND LEASE** L.O.I.	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 0 5 2	1 Bank Building	Chase Bank **3 AVAILABLE**	TX CTX	\$1,969,153	6.50%	10% every 5 yrs	2024		3/5 yr	Cash	Investment Grade	P	P	Prices range from \$1.969M to \$2.666M; Yield ranges from 6.50% to 6.75% - Ask for Details!!
B 0 5 9	1 Ground Lease	Logans Roadhouse **GROUND LEASE** !!5 OTHERS AVAILABLE!!	TX STX	\$1,517,500	7.25%	10% every 5 yrs in LY 11	2/2027		4/5 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. 5 others and leases available... Ask for details
B 0 6 0	1 Ground Lease	PF Changs **GROUND LEASE** !!5 OTHERS AVAILABLE!!	AR	\$1,432,000	6.25%	10% every 5 yrs & @ Options	7/2020		4/5 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. 5 more available - Ask for details
B 0 6 5	1 Retail	RSC Equipment Rental **2 AVAILABLE**	OK	\$1,951,667	9.0%	2.75% Annually	2019		Checking	Cash	Believed Strong	P	P	Major player in 36 Billion Dollar a year industry.. Best Cap on Market!

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B 069	1 Ground Lease	Texas Roadhouse !!GROUND LEASE!!	PA	\$1,706,667	7.50%	10% every 5 yrs	1/1/18		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 070	1 Bank Building	Chase Bank	AZ	\$1,658,000	7.4%	10% every 5 yrs	2018		2/5 yrs	Cash	A	P	P	Includes both building and land... High traffic retail corridor is anchored by the favored grocery retailer Fres & Easy Neighborhood Market!!
B 075	1 Restaurant	Arbys	FL CTX	\$1,893,700	7.75%	7% @ Options	3/31/29		4/5 yr	Cash	Believed to be Strong	F	P	Positioned at the entrance of a master planned community with approx 3,000 to 5,600 residents.. Quick 30 minute ride from downtown and the Airport...
B 079	1 Ground Lease	Arbys !!GROUND LEASE!!	GA	\$1,428,571	7.00%	10% every 5 yrs	2028		Checking	Cash	Believed 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 081	1 Restaurant	Burger King	FL NFL	\$1,896,800	7.75%	6% every 3 yrs	2029		4/5 yr	Cash	Strong Franchisee	F	P	Situated adjacent to the New Master Planned Development... New Construction!!
B 082	1 Restaurant	Kentucky Frid Chicken	IL	\$1,204,117	8.5%	10% every 5 yrs	2029		Checking	Cash	Believed Strong	F	P	5 Available - Can be sold individually, in bluk orin any combination!!
B 083	1 Restaurant	Wendys	FL CFL	\$1,900,000	8.48%	1.5% Annually	2025		4/5 yr	Cash	Beleived Strong	P	P	Located on Main retail thoroughfare, Surrounded by National Retailers
B 086	1	Advance Auto Parts	FL CFL	\$1,800,000	7.75%	5% @ Options	2024		3/5 yr	Cash	Strong	P	P	Located along Highway!!
B 088	1 Restaurant	Burger King	FL NFL	\$1,330,839	7.75%	1.5% Annually	2029		2/5 yr	Cash	Strong Franchisee	F	P	Located less than 1/2 mile from mall... which includes JC Penny, Sears, Arbys, Sonic, and more...

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B 089	1 Medical/Office	Fresenius Dialysis Medical Center	TX CTX	\$1,790,000	8.12%	Yes @ Options	2029		3/5 yr	Cash	S&P BB	P	P	Completed in 2009 and is 100% masonry...
B 091	1 Ground Lease	Hardees !!GROUND LEASE!!	SC	\$1,288,900	6.75%	10% or CPI every 5 yrs including Options	1/31/29		4/5 yr	Cash	Corporate	P	P	Located at a signaled entrance... Tremendous exposure!!
B 094	1 Auto Service	National Tire & Battery	GA	\$1,648,000	8.20%	LY 6 Lesser of 2x CPI or 10% Less CPI or 8% every 5 yrs	9/30/25		4/5 yr	Cash	Investment Grade	P	P	Others in the area are McDonalds, Office Depot, IHOP, Meinke, and more...
B 099	1 Ground Lease	7 Eleven **GROUND LEASE**	TX CTX	\$1,370,000	6.75%	Yes Ask for Details	2029		Checking	Cash	Believed 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 101	1 Ground Lease	El Pollo Loco **GROUND LEASE**	CA SCA	\$1,596,000	7.00%	Checking	2029		4/5 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 102	1 Auto Service	Christian Brothers Automotive !!SUPER GOOD DEAL!!!!	TX CTX	\$1,825,000	8.5%!!(aver . 9.45%!)	1.5% Annually	2024		5-10yr	Cash	Believe strong	P	P	Excellent exposure along dominant traffic corridor - Daily traffic counts exceed 85K!!! : HH income \$87K
B 108	1 Restaurant	Dennys	CA SCA	\$1,620,000	Checking	5% every 3 yrs	2019		Checking	Cash	Checking	P	P	Strong Demographics... Over 122 feet of interstate frontage with monument signage...
B 110	1 Restaurant	KFC	NY	\$1,500,000	8.5%	7.5% every 5 yrs	12/31/28		4/5 yr	Cash	Believed Strong	F	P	Others in the area are Pizza Hut, Family Dollar, and Dollar General!!
B 115	1 Restaurant	Bojangles	SC	\$1,323,000	7.00%	10% every 5 yrs	6/30/20		4/5 yr	Cash	Checking	P	P	Easy access... Adjacent to Plaza and newly built Wal-Mart Supercenter with a new CVS & Walgreens...

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B 1116	Ground Lease	Compass Bank **GROUND LEASE**	AZ	\$1,429,000	7.00%	3% Annually	2019		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 1117	Ground Lease	Burger King **GROUND LEASE**	TX STX	\$1,215,000	7.00%	10% every 5 yrs	2028		4/5 yr	Cash	Experienced Franchisee	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. Outparcel to Town Center...
B 1118	Ground Lease	Arbys **GROUND LEASE**	TX STX	\$1,500,000	7.00%	10% every 5 yrs	2028		3/5 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 1121	Restaurant	Taco Cabana	TX CTX	\$1,293,333	7.50%	10% LY6 & every 5 yrs	7/31/18		1/10 yr	Cash	Corporate	P	P	Others in the area are Chevron, Honda Dealership, Bennigans...
B 1126	Ground Lease	Wachovia (Wells Fargo) **GROUND LEASE**	SC	\$1,071,428	7.0%	10% every 5 yrs	2024		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 1130	Bank Building	Westfield Bank	OH	\$1,400,000	7.93%	Checking	2029		Checking	Cash	A	P	P	Prime location Directly alongside main road and 2 miles from interstate...
B 1135	Restaurant	Arbys	NE	\$1,163,000	8.0%	8% every 5 yrs	02/28/29		Checking	Cash	Believed Strong	F	P	Located on Pad of Home Depot with High Drive-by Visibility and Traffic counts
B 1137	Auto Service	Econo Lube N'Tune	AZ	\$1,069,026	7.5%	Annual CPI begins 1/1/11	2/18/20		3/5 yr	Cash	Believed Strong	P	P	Located just West of Interstate... Adjacent to existing retail and Checker Auto Parts...
B 1143	Ground Lease	El Pollo Loco **GROUND LEASE**	CA NCA	\$1,720,000	6.0%	10% every 5 yrs	2029		Checking	Cash	Believed Strong - onver 400 stores	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 1 4 4	Ground Lease	El Pollo Loco **GROUND LEASE**	GA	\$1,134,000	7.50%	155% in LY 6	3/31/22		2/5 yr	Cash	Believed 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 1 4 6	Restaurant	Applebees	CO	\$1,390,000	8.35%	10% every 5 yrs & @ Options	2029		3/5 yr	Cash	Believed Strong	F	P	Others in the area are Target, Barnes & Noble, Old Navy, Big Lots, Pier 1 Imports, and more...
B 1 4 9	Auto Parts	Advance Auto Parts	TX STX	\$1,497,000	8.44%	10% in LY 11 & 5% @ Options	2022		Yes - Ask for details	Cash		P	R	Adequate reserves allowed in yield presented. Excellent Demos - Infill Location
B 1 5 6	Ground Lease	Freddys Frozen Custart **GROUND LEASE**	TX STX	\$1,319,250	8.00%	5% every 5 yrs	2024		Checking	Cash	Checking	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 8	Ground Lease	Olive Garden **GROUND LEASE**	FL SFL	\$1,862,000	7.25%	10% every 5 yrs including options	2020		4/5 yr	Cash	As good as a bank	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 9	Restaurant	Arbys	IN	\$1,620,844	9.00%	Yes Every 5 yrs	12/31/23		3/5 yr	Cash	Believed Strong Corporate Store	P	P	Corporate Store
B 1 6 2	Retail	Dollar General	FL CFL	\$1,400,000	8.50%	10% @ Options	2025		4/5 yr	Cash	Believed Strong	P	P	Others in the area are McDonalds, Taco Bell, Jiffy Lube, Aarons Rents, and more!!!
B 1 6 5	Ground Lease	Red Robin **GROUND LEASE**	GA	\$1,500,000	8.00%	10% every 5 yrs	12/21/22		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 6 6	Ground Lease	El Pollo Loco **GROUND LEASE**	GA	\$1,164,000	7.25%	At Options	4/24/22		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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B 1168	Restaurant	Long John Silvers	TX STX	\$1,450,000	7.25%	10% every 5 yrs	2028		3/5 yr	Cash	Believed Strong YUM Brands	F P	Provides investor long term security...
B 1171	Ground Lease	Citizens Financial Bank **GROUND LEASE**	IN	\$1,643,000	7.00%	Checking	2029		12.5% every 5 yrs	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 1172	Auto Service	Econo Lube N Tune	AZ	\$1,033,767	7.5%	Annual CPI starts 1/1/11	2/18/20		3/5 yr	Cash	Believed Strong	P P	Others in the area are Walmart, Chase Bank, Midas, and more...
B 1173	Auto Service	Jiffy Lube	AZ	\$1,635,000	8.75%	3% annually	5/31/26		2/5 yr	Cash	Believed Strong	P P	High growth area. Others in the area are Walgreens, Albertsons, Safeway, and more...
B 9329	Auto Service	Goodyear Tire & Rubber Company !!REDUCED!! !65% finan.! !VERY GOOD DEAL	TX STX	\$1,950,000	8CAP / 9.8 % c-o-c	None during base term / 5% ea. option period	7/1/16		6/5 yr	Cash	Investment grade	P P	Assume favorable 65% loan-ask for details! Price including equipment:2.0 Mil. price exclud equipment: \$1.950 Mil. Equip. lease pays out over 5 yr.s. - total cash return incl. equip. pymt.s + Goodyear pymt.s = 8.64%! Ask for details on equipment... Located close the the main arteries of the city (a very exciting, fast growing suburb of Dallas..!
B 9531	Restaurant	Backyard Burgers !REDUCED! !!GOOD DEAL!!	MO	\$1,510,000	8.73%	8% every 5 yrs	2025		Yes	Cash	Strong Franchisee	F P	Personal guarantee by Franchisee for the entire term of lease...Major traffic generators in the area consist of Wal-Mart Supercenter, Ruby Tuesdays, Walgreens!
B 9553	Restaurant	Joess Crab Shack !!!FURTHER GREATLY REDUCED - NOW EXTREMELY GOOD DEAL!!!	GA	\$1,660,000	9.54%!!!!	lesser 10% or CPI	7/31/20		2/5 yr	Cash	Landry's Seafood House with guarantee from parent public corporate entity "LNY"	P P	Convenient access to newly redesigned full diamond interchange on Interstate... High traffic counts 46K+ in front of property...

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B 9557	Auto Service	Christian Brothers Automotive **9 AVAILABLE**	TX CTX	\$1,641,000	7.75%	1.5% Annually as of LY2	15 yrs from COE		5/10 yr	Cash	www.christianbrothersauto.com	P P	Prices range from \$1.564M to \$1.850M -TX/AL/MS/MO Ask for details
				See Notes									
B 9576	Retail	RSC Equipment Rentals !REDUCED-BEST CAP IN MARKET!!	TX WTX	\$1,778,000	9%!!!	2.75% Annually	2018		3/5 yr	Cash	Believed to be Strong	P P	Close proximity to 5 additional highways.... Dense population & employment location!!
B 9640	Auto Service	GoodYear Tire & Rubber Co. !!REDUCED!!!!GOOD DEAL!!	TX CTX	\$1,590,000	8.21%!!	5% @ Options	2023		Checking	Cash	Investment Grade	P P	Other retailers in the area are Wal-Mart, Lowes Home Improvement, McDonalds, and Albertsons...
B 9641	Ground Lease	Chilis !!!WOW!!! REDUCED - SUPER DEAL!!! **GROUND LEASE**	FL CFL	\$1,424,000	7%	10% every 5 yrs	2/28/23		5/5 yr	Cash	Brinker Int'l	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 9675	Ground Lease	Taco Bell / Long John Silvers !!REDUCED-8%!! **GROUND LEASE**	MO	\$1,980,000	8%!	10% every 5 yrs	Taco - 1/2015 / Long J - 2/2014 - strong sales - renewal very probable...		Taco Bell - 4/5 yr; Long John - 2/5 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. Two separate parcels.. Guaranteed by YUM Brands
B 9678	Restaurant	Burger King	NY	\$1,695,000	7.20%	8.50% of Annual Sales	7/31/23		6/5 yr	Cash	Largest Burger King Franchisee with 560 units	F P	Across the street from Target and Tops Grocery... Excellent visiblity from Highway...
B 9686	Restaurant	McAlisters Deli !GOOD DEAL! !SELLER FINANCING AVAIL.! *ONE OTHER AVAILABLE*	IL	\$1,680,000	9%	5% EVRY 5 YR.S BEG. 2/18	2/3/23		3/5 yr	Cash	Checking	F P	Three personal guarantees from tenant principals - combined net worth approx \$10M...
B 9700	Bank Building	Colonial Bank	FL CFL	\$1,234,815	6.75%	1.25% Annually	12/2022		4/5 yr	Cash	S&P BBB	P P	Above market bank CAP rate!!!
		L.O.I.											

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		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
#	Type	(Deals marked Letter of Interest "L.O.I." may become re-available)												
B 9701	Bank Building	Colonial Bank !!REDUCED-GOOD DEAL!!	FL CFL	\$1,446,000	8.00%!!	1.25% Annually	12/2019		4/5 yr	Cash	S&P BBB+!	P	P	Above market bank CAP rate!!!
B 9711	Retail	Aarons Rents !!REDUCED-GOOD DEAL!! **ONE OTHER AVAILABLE**	AL	\$1,306,000	7.6%!	10% every 5 yrs	2023		1/5 yr	Cash	\$434 mil. Corporate Guarantee	P	P	Other identical-MI-Offered as individual or portfolio...
B 9712	Retail	Aarons Rents !!REDUCED!!**ONE OTHER AVAILABLE-AL**	MI	\$1,147,000	7.6%	10% every 5 yrs	2023		1/5 yr	Cash	\$434 mil. Corporate Guarantee	P	P	Offered as individual or portfolio...AL \$1.306M/7.6%
B 9796	Restaurant	Del Taco!!REDUCED!!	CA SCA	\$1,750,000	7%!	CPI every 5 yrs	7/2028		4/5 yr	Cash	Corporate guaranteed	P	P	Excellent location... Seller financing available... It will not be long term, no more than 1 year from COE
B 9806	Restaurant	Applebees !!BIG REDUCTION-GOOD DEAL - LOCATION!!	VA	\$2,000,000	8.5%!!	2% /yr.	6/12/28		4/5 yr	Cash	Corporate lease	P	P	Others in the area are Chilis, Hilton Garden Inn, and Residency Inn by Marriott... Situated along 'Hospitality Row'
B 9807	Warehouse Distribution	FedEx	NY	\$1,605,000	7.75%	Flat for initial term	8/31/16		2/5 yr	Cash	S&P BBB	P	P	Excellent highway access...
B 9816	Auto Parts	AutoZone	IN	\$1,280,000	7.3%	Checking	10/31/23		4/5 yr	Cash	S&P:BBB+	P	P	Strong synergy with surrounding retail including Save-a-Lot Supermarket...
B 9845	Restaurant	KFC !!REDUCED-GOOD DEAL(1 OTHER AVAILABLE)!!	MN	\$1,161,000	7.75%	1.5% Annually	2028		4/5 yr	Cash	Believed strong franchisee	F	P	Other available priced at \$1.657M 7.00% Yield - Ask for details...
B 9900	Restaurant	Carls Jr	OK	\$1,385,000	7.30%	10% every 5 yrs	8/2013		4/5 yr	Cash	Strong Franchisee	F	P	Newly constructed... Located at the entrance of Lowes Improvement Ceneter - A dynamic trade area!!!

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B 910	Ground Lease	Cheddars **GROUND LEASE**	OK	\$1,500,000	6.33%	10% every 5	12/31/23		4-5yr	Cash	10 Mil	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 914	Restaurant	Burger King	FL NFL	\$1,375,200	7.50%	1.5% Annually	2029		Yes	Cash	Strong Franchisee	F P	Located less than 1/2 mile from mall - Retailers include Dillards, Old Navy, JC Penny, and more...	
B 921	Auto Parts	Advance Auto Parts !!REDUCED!! (others-similar avail.)	OH	\$1,175,000	8.1%	During Options	12/3/23		3/5 yr	Cash	S&P:BBB+	P R	Adequate reserves allowed in yield presented. Others avail.-alll OH	
B 922	Retail	Sherwin Williams	MI	\$1,208,955	6.70%	10% every 4 yrs & @ Options	8/31/20		3/5 yr	Cash	S&P A	P P	Brand new Construction... Growing Community!! Located at the intersection of two busy streets...	
B 923	Restaurant	Panera Bread	MI	\$1,862,000	7.25%	10% in LY 6 & 11; 5% each Option	2023		4/5 yr	Cash	Strong Franchisee	F P	Well located in a dense retail location... Others in the area are IHOP, Johnny Carinos, Bostons Gourmet Pizza, Starbucks and more...	
B 926	Retail	RSC Equipment Rental !!REDUCED-GOOD DEAL!Highest RSC CAP in U.S.!!(Add'l unit avail.)	TX STX	\$1,870,000	9%!!	12% yr 5 & @ Options	2019		1/10 yr	Cash	S&P B+	P P	Add'l unit avail. - S./ TX - 8.5 CAP - same terms- price: \$1.72 Mil. Lease terms of 1st of its kind for this expanding tenant!!! Financing Available...	
B 927	Restaurant	Applebees!!REDUCED!!	TX CTX	\$1,800,000	8.50%!	Yes - 2%/yr	2028		Checking	Cash	Strong franchisee	F P	Situated less than 1 block from Highway off-ramp...	
B 928	Auto Service	Goodyear Tires	CA NCA	\$1,012,000	7.00%	None	2019		7/5 yr	Cash	Investment Grade	P P	Tenant just excercised their 2nd option.. Sublet to Morgin Hill Tire & Auto Repair, but remains fully responsible for the lease.	

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B 9 9 3 5	Ground Lease	Pep Boys Auto **GROUND LEASE**	OH	\$1,642,000	7%	10% every 5 yrs	2018	Checking	Cash	Approx \$265 million - many consider 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 9 9 3 7	Restaurant	McAlisters Deli !REDUCED!!SELLER FINANCING AVAIL!	IL	\$1,925,000	9%!	5% every 5 yrs starting 4/2017	2023	Yes	Cash	Checking	P P	Others in the area are Macys, Sears, JC Penny, and Berners...	
B 9 9 3 8	Ground Lease	Chilis Grill & Bar !!100% RENT INCREASE-2 yr.s!! WOW! **GROUND LEASE**	AZ	\$1,815,000	4.75%	Std. %age rent clause. <i>See Notes</i>	12/31/15	2/5 yr	Cash	Brinker International	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 9 4 1	Bank Building	Colonial Bank	GA	\$2,000,000	7.25%	1.25% Annually <i>See Notes</i>	2021	4/5 yr	Cash	A	P P	** Average Price.. Others available - Ask for details	
B 9 9 4 2	Bank Building	Colonial Bank (Others similar avail.**)	FL CFL	\$1,054,000	8%	1.25% Annually <i>See Notes</i>	2024	4/5 yr	Cash	A	P P	** Average Price -7 others-approx\$1.9 Mil.(\$741K-\$3.7 Mil.)(6-FL/1-AL/1-NV)- Ask for details	
B 9 9 4 4	Retail	Sherwin Williams	GA	\$1,032,266	7.50%	10% @ Options	2017	2/3 yr	Cash	S&P A	P P	Located just east of Interstate in the major retail corridor serving the area... Within two miles there are more than 100 retailers and mall (anchors: JC Penny, Macys, and Sears)	
B 9 9 4 9	Retail	Sherwin Williams	GA	\$1,171,428	7.00%	Yes	2019	Yes	Cash	Corporately guaranteed	P P	High population growth area... new constructoin!!	
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...	

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B 9 9 6 1	Auto Parts	AutoZone	MO	\$1,665,000	7.15%	10% at Options	2/28/29		4/5 yr	Cash	S&P:BBB+	P	P	Excellent exposure along dominant traffic corridor... Located in rapidly developing suburb...
B 9 9 6 2	Ground Lease	Jared Jewelers **GROUND LEASE**	AZ	\$1,793,000	6.00%	Checking	12/31/14		2/5 yr	Cash	S&P: BBB- (Investment Grade). Lease is guaranteed by Signet Group (NASDAQ: NMS:CIGY; LSE:SIG)	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. 6.00% 2009; 6.75% 2010
B 9 9 7 5	Restaurant	Krystal Burger	GA	\$1,880,000	8.25%	Tied to CPI not to exceed 3%	2024		2/5 yr	Cash	Checking	P	P	Single tenant fast food... On the pad of Wal-Mart Supercenter!!
B 9 9 7 6	Restaurant	Krystal Burger	GA	\$1,152,000	8.25%	Annual CPI not to exceed 3%	1/14/23		2/5 yr	Cash	Checking	F	P	Ideal for 1031 Exchange... Zero landlord responsibility!!
B 9 9 7 7	Auto Parts	Advance Auto Parts !!REDUCED!! !GOOD DEAL!	GA	\$1,154,000	8%	5% @ Options	2024		3/5 yr	Cash	BB+	P	R	Adequate reserves allowed in yield presented. Located in the retail pocket of the city next CVS and two grocery-anchored shopping center!!
B 9 9 7 8	Restaurant	Arbys	MN	\$1,291,651	7.75%	1% Annually	2024		2/5 yr	Cash	Guaranteed by RTM Restaurant Group	P	P	Excdeptional demographics with population of 90K+... Located off main highway with traffic counts of approximately 19K+ cars per day!!!
B 9 9 8 0	Restaurant	Taco Bell	AR	\$1,475,000		1% Annually	2027		4/5 yr	Cash	Believed Strong	F	P	Owner will consider ALL SERIOUS OFFERS!! Great location and close proximity to the Mall - Dillards, JC Penny, Banana Republic, Talbots, Abercrombie & Fitch...

See Notes

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									Options	Terms	Net Worth			
B	9988	Restaurant	Applebees !!REDUCED!!	VA	\$1,920,000	8.5%!!	2%/yr	2029	Checking	Cash	Corporate	F	P	Located in the heart of the cities shopping district!!! At off-ramp at Intersection and Highway!! Pad to Wal-Mart Supercenter, Sams Club and Kohls...
B	9992	Ground Lease	First Horizon Bank !!BEST GROUND LEASE ON MARKET!! !!REDUCED!! LOOK AT THE YIELD!!	GA	\$1,562,000	8%!!	10% every 5 yrs	2026	3/5 yr	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. Ask about the others in the portfolio - Purchase as a portfolio or individual...
B	9993	Retail	Verizon Wireless	LA	\$1,923,600	7.44%	Yes, every 5 yrs	2017	Checking	Cash	Verizon-Bell Atlantic/Verizon partnership (Celco) Bell is the General Partner -Believe investment grade.	P	R	Adequate reserves allowed in yield presented. Yield: LY 2022 8.2%; LY 2027 9.01%...
B	9996	Ground Lease	Carls Jr **GROUND LEASE**	TX STX	\$1,333,000	6.75%	Checking	2029	Checking	Cash	Strong Franchisee	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	9997	Ground Lease	Logans Roadhouse **GROUND LEASE**	KS	\$1,550,700	7.0%	10% every 5yrs	2029	Checking	Cash	Sales \$2.2B, net income \$1.6M (one yr growth 16%), 85 stores, 17 states	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 to Wal-Mart Supercenter, Target, Lowes, and more...