

**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 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		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		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 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	Kitty corner from 500K sf center... close proximity to highway! One of the nations fastest growing economic regions..
					See Notes								
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	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	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	Other retailers in area are McDonalds, Popeys, Wendys, Cracker Barrel and Ruby Tuesdays
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	Steak House - casual dining...
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...

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B 8 8 5 1	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... Densely populated area... Directly off of interstate!
B 8 8 5 2	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 8 8 6 1	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 8 8 6 2	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...
B 8 8 7 5	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 8 8 7 6	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 8 8 7 7	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 9 0 9	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 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 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!!
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 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...

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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 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 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 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...
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 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...

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B 0 4 8	9 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
B 0 5 2	9 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 0 5 4	9 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 0 6 5	9 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 0 7 6	9 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 0 7 7	9 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 1 1 3	9 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 1 1 6	9 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...

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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 9125	Auto Service	Big 10 Tires	AL	\$1,738,000	7.5% net	Annually by CPI	2026		checking	Cash	Corporate lease - Operates 101 locations	P	P	3 Other Available - Ask for details
B 9126	Auto Service	Big 10 Tires	GA	\$1,738,000	7.5% net	Annually by CPI	2026		checking	Cash	Corporate lease - Operates 101 locations	P	P	3 Other Available - Ask for details
B 9127	Auto Service	Big 10 Tires	FL NFL	\$1,738,000	7.5% net	Annually by CPI	2026		checking	Cash	Corporate lease - Operates 101 locations	P	P	3 Other Available - Ask for details
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 9163	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 9164	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 9175	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 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.

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B 9 2 1 9	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 9 2 2 9	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)...
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 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 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...
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.

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B 9259	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 9265	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 9266	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 9282	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 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 9315	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 9319	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...

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.

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		
B	9332	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	9333	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	9337	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	9338	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	9343	Auto Parts	AutoZone	FL SFL	\$1,973,333	6.75%	Yes @ Options	2028	4/5 yr	Cash	S&P:BBB+	P P	New Lease... Good Location!!!