

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 9908	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 9963	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...
B 1005	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.

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B 1023	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 1025	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!!
B 1034	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 1040	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 1069	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 1075	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 1079	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 1081	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!!

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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...
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 signalized 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 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...
B 126	1 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.

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B 1 3 0	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 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 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.
B 1 7 1	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 5 5 3	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		P	P	Convenient access to newly redesigned full diamond interchange on Interstate... High traffic counts 46K+ in front of property...

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											corporate entity "LNY"		
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 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 visibility 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 L.O.I.	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!!!
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	O ther 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 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'

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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 816	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 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 935	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 937	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...

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B 9 9 4 1	Bank Building	Colonial Bank	GA	\$2,000,000 <i>See Notes</i>	7.25%	1.25% Annually	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 <i>See Notes</i>	8%	1.25% Annually	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	P	Surrounded by National Retailers... Positioned along two dominant traffic corridors...
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 pockdet of the city next CVS and two grocery-anchored shopping center!!

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B	988	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	992	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...