

**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...

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

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.

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A	9 9 6 5	Auto Service	Econo Lube N Tune	AZ	\$1,200,000	7.00%	2% Annually	2019	Checking	Cash	Believe reasonableby strong - ask for details	P	P	Home Depot outpad...
B	1 0 0 2	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 0 0 3	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 0 3 2	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	1 0 3 6	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	1 0 5 2	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	1 0 5 9	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	1 0 6 0	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

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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!
B 0 7 0	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 0 8 9	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 0 9 9	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 1 0 1	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 1 0 2	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 1 0 8	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 1 1 6	1 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 1 1 7	1 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...

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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 121	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 135	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 137	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 143	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.
B 146	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 149	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. Excele nt Demos - Infill Location
B 156	Ground Lease	Freddys Frozen Custart **GROUND LEASE**	TX STX	\$1,319,250	8.00%	5% eveyr 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 168	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...

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B 172	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 173	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 329	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 531	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 557	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
B 576	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 640	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...

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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 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 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!!!
B 9910	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 9926	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 9927	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 9928	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	9938	Ground Lease	Chilis Grill & Bar !!100% RENT INCREASE-2 yr.s!! WOW! **GROUND LEASE**	AZ	\$1,815,000	4.75%	Std. %age rent clause.	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.
						See Notes							
B	9961	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	9962	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
						See Notes							
B	9978	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	9980	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...
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%...
						See Notes							

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											F	P	F	P	
B	9 9 9 6	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	9 9 9 7	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...