

**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			
B 0 7 3	Ground Lease	Petco & Sports Authority with Taco Bell <b>!!GROUND LEASE!!</b>	NH	\$14,272,000	7.75%	Taco Bell - 10% every 5 yrs; Petco - Yes; Sports - Yes	Taco Bell - 1/31/19; Petco - 12/31/13; Sports - 11/30/18	Taco Bell - 4/5 yr; Petco - 2/5 yr; Sports - 5/5 yr	See Notes	Taco Bell - Believed Strong; Petco - S&P BB; Sports - Believed Strong	F	P	Loan: \$10.850M; 5.697%; Due 5/2016; 10.25% C-O-C; Cash \$3.422M
B 0 9 3	Retail	BJs Wholesale Club	OH	\$11,000,000	9.25%	Yes @ Options	2021	4/5 yr	Cash	Believe to be investment grade.	P	P	Part of the Shopping Center Regional Trade Area...
B 0 6	Warehouse Distribution	Fed Ex Ground	FL CFL	\$13,964,379	7.90%	10% @ 1st Option; 5% in 2nd	1/31/19	2/5 yr	Cash	Investment Grade	P	P	

**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.**

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

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 153	Bank Building	Citibank	IL	\$61,500,000	6.44%	15% every 5 yrs	2025	Checking	Cash	A		P P	Rare Urban Chicago location - Across from Plaza.. Directly across the street from Wal-Mart...
B 167	Bank Building	Colonial Bank	GA	\$14,078,753	7.25%	Annual 150% CPI capped @ 1.25%	7/31/22	4/5 yr	Cash	A		P P	Loan: \$10.148M; 6.650%; 30 yr amort; 10 yr term; Due in 9 yrs: Assumable... Non Recourse; 1st 5 yrs interest only
B 9731	Warehouse Distribution	Preferred Freezer	MA	\$17,950,000	6.82%	8% every 5 yrs	7/14/30	Checking	See Notes	Believed Strong - Ask for Details		P P	Loan \$12.201M; Loan Balance \$12.014M; 5.26%; 1%Assumption Fee; 30 yr Amort; \$5,000 application fee; 24 mo interest only; principal reduction commenced Aug 2007
B 9954	Ground Lease	Lowes **GROUND LEASE**	CT	\$11,462,538	6.5%	10% ea. option	12/28	8/5 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 9972	Ground Lease	Bank of America **GROUND LEASE**	NJ	\$17,000,000	7.0%	10% @ Options	2039	Yes	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 9998	Supermarket	Whole Foods Market !!REDUCED!!	CT	\$22,500,000	6.94CAP / 7.7%c-o-c after loan	Yes - Ask for details	2029	4/5 yr	See Notes	Believed strong		P R	Adequate reserves allowed in yield presented. Loan \$13.0M; Assumable; 6.100%; 10 yr term; 30 yr amort