

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		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)											
1063	Restaurant	Logans Roadhouse	TX	\$2,597,840	10.00%	Ask for Details	9/30/27		4/5 yrs	Cash	sales \$2.2B, net income \$1.6M (one yr growth 16%), 85 stores, 17 states	P P	Others in the area are Kohls, Sams Club, Ross, Wendys, Office Depot and more...
A 1022	Ground Lease	Walgreens **GROUND LEASE**	FL SFL	\$2,916,500	6.00%	10% every 10 yrsStd. %age rent clause.	1/31/31		10/5yr	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.
A 1057	Ground Lease	Bank of America **GROUND LEASE**	FL SFL	\$2,080,000	6.25%	10% every 5 yrs; 15% @ Options	10/31/20		20/5 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.

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

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								Options	Terms	Net Worth			
A 9789	Restaurant	IHOP	FL NFL	\$2,562,924	7.25%	1.25% Annually	2028	Yes	Cash	Strong Franchisee	F P	Local retailers in the area include Publix, Food Lion, Bealls Outlet and newly developed Wal-Mart Supercenter	
A 9790	Restaurant	IHOP	GA	\$2,562,924	7.25%	1.25% Annually	2028	Yes	Cash	Strong Franchisee	F P	Located at the exit off the Interstate!	
B 1013	Drug Store	CVS	IN	\$2,882,000	7.05%	Checking	2019	Checking	Cash	S&P A	P P	Unique Lease - 10 yrs remaining, plus ATM income... Strong Labor Market!!!	
B 1024	Retail	Tractor Supply	LA	\$2,830,000	7.29%	10% every 5 yrs	6/30/23	4/5 yr	Cash	Believe investment grade. Largest Tractor Supply Co operating 460 stores in 30 states.	P R	Adequate reserves allowed in yield presented. Special 15 year depreciation and other tax benefits for "Go Zone" property...	
B 1028	Bank Building	Colonial Bank !!9 AVAILABLE!!	FL CFL	\$2,088,288	8.00%	1.25% Annually	12/2019	4/5 yr	Cash	A	P P	9 Available!! Prices range from \$741K to \$3.758M.. Yields range from 7.75% to 8.00%... Financing Available - Ask for Details!	
B 1029	Auto Service	Oil Can Henrys and Dutch Brothers Coffee	ID	\$2,096,000	7.00%	Coffee - 2.5% LY 4; 2% Annually; Oil Can - 10% LY 6; 2% Annually	Coffee - 10/2017; Oil Can - 12/2023	Coffee - 2/5 yr; Oil Can - 4/5 yr	Cash	Coffee - Checking; Oil Can - Checking	F P	Next to Shopping Mall... Surrounding Retailers include Target, Ross, Borders Books, Pier 1 Imports, and others... Close proximity to major thoroughfare highway...	
B 1036	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 1037	Auto Parts	Pep Boys !!7 AVAILABLE!!FINANCING!	NM	\$2,698,542	7.25CAP/8.2% c-o-c after loan!	1.5% Annually	2024	Checking	Cash	Approx \$265 million - many consider investment grade	P P	Irreplaceable Real Estate..Optional financing avail!.. Ask for details on the others...	

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B 1048	Restaurant	IHOP	CO	\$2,550,000	7.47%	10% @ Options	2027	3/5 yr	Cash	Corporate	P	P			Excellent synergy with surrounding tenants including Holiday Inn Express, Homewood Suites and Comfort Suites... Directly across from a Safeway anchored shopping center!!
B 1054	Ground Lease	Regions Bank **GROUND LEASE** !!2 AVAILABLE!!	FL CFL	\$2,539,000 See Notes	6.5% See Notes	16% every 5 yrs	5/1/27	Checking	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. Other one available is priced at \$3.875M with yield at 6.40% - Ask for details...
B 1066	Restaurant	Santa Fe Cattle Company	OK	\$2,874,000	9.0%	Yes ask for details	2029	2/5 yr	Cash	Checking	P	P			Others in the area are Home Depot, Wal-Mart Supercenter, Holiday Inn Express, and others...
B 1068	Restaurant	Del Taco	UT	\$2,075,000	8.0%	10% every 5 yrs	3/31/29	Checking	Cash	#1 National Franchisee	F	P			Sits on main Arterial in City...
B 1076	Office Building	Amscot Financial	FL CFL	\$2,200,000	7.9%	2.5% Annually	3/31/21	3/5 yr	Cash	Private company - Approx. \$150 Mil net worth - over \$45Mil in sales - over 100 locations	P	P			Located in one of the cities most desirable neighborhoods!
B 1084	Bank Building	Wachovia Bank (Wells Fargo)	TX STX	\$2,899,000	6.90%	10% every 5 yrs	2027	Checking	Cash	A	P	P			High Income... High Growth Suburb!! Adjacent to Medical Center!!!
B 1097	Gas/Convenience	Vons Gas	CA SCA	\$2,370,000	6.75%	Yes Strong - Ask for details	2029	6/5 yr	Cash	Safewat is the parent company	P	P			Only fuel station for several miles along interstate!! Conveniently serving the Master Planned communities of City...

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B 103	Auto Service	Bridgestone	FL SFL	\$2,616,658	8.50%	Checking	2019	Checking	Cash	Strong		P	R	
B 109	Ground Lease	Belk **GROUND LEASE**	OK	\$2,528,240	7.50%	Yes @ Options	2026	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 123	Auto Service	National Tire & Battery	TX CTX	\$2,317,214	7.75%	CPI capped @ 10% every 5 yrs	1/31/34	3/5 yr	Cash	Investment Grade		P	P	
B 131	Gas/Convenience	Kum & Go !!2 AVAILABLE!!	MO	\$2,300,000	7.75%	7.5% every 5 yrs	2029	Yes	Cash	Believed Strong		P	P	Strong locations with great visibility and access... Recession resistatn!!
B 140	Ground Lease	Bank of America **GROUND LEASE4**	TX CTX	\$2,631,580	6.65%	10% every 5 yrs	2029	6/5 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 145	Restaurant	Applebees	NM	\$2,564,706	8.50%	10% every 5 yrs & @ Options	2029	3/5 yr	Cash	Believed Strong		F	P	Just a block from Wal-Mart as well as Subway, Pizza Hut, and several other national tenants...
B 147	Retail	Alco	OK	\$2,039,500	9.0%	10% in LY 6 & LY 11	2019	Checking	Cash	Checking		P	P	The nearest Wal-Mart, Dollar General, and Family Dollar are 30 miles away,,,
B 148	Restaurant	Jack in the Box	OR	\$2,300,000	6.77% c-o-c	Checking	2029	Checking	Cash	Checking		F	P	New Construction, Proven Location... Highly attractive lease!!
B 151	Gas/Convenience	Stripes !!3 AVAILABLE!!	TX CTX	\$2,494,352	8.50%	1.75% Annually	2029	checking	Cash	Checking		P	P	Prices range from \$2.470M to \$2.814M... Potential accelerated Depreciation which could generate significant passive losses to offset the cash flow on this property or other fully depreciated properties (Please consult your tax advisor)
				See Notes	See Notes									

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B 160	Ground Lease	Bank of America **GROUND LEASE**	TX STX	\$2,115,385	6.50%	10% every 5 yrs	2029	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 163	Ground Lease	Aldi Market **GROUND LEASE**	TX CTX	\$2,330,000	6.00%	11% every 5 yrs	2030	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 164	Restaurant	Romanos Macaroni Grill	TX CTX	\$2,389,200	8.50%	2% Annually	2019	4/5 yr	Cash	Belieived Strong	P P	Others in the area include Saltgrass, Shady Grove BBQ, Zias and more... Great visibility from Interstate!	
B 180	Restaurant	Burger King ('sister' B. King also avail.)	FL CFL	\$2,079,500	6.5% net	7% of lesses Gross Sales	8/31/14	4/5 yr	Cash	Belieived to be strong	P P	Two available. Other \$1.938 Mil. same CAP... Corporate Leases! Close to community college... Excellent access to the transportation networks.	
B 300	Ground Lease	Capital One **GROUND LEASE** !VERY GOOD DEAL!	TX CTX	\$2,600,000	5.75%	10% every 5 yrs	2028	Checking	Cash	S&P BBB+	P P	Great location adj. to Baylor Med.Center - reasonable rent (\$28.11/bldg.s.f.!) This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.	
B 373	Warehouse Distribution	FedEx !!reduced-good deal!!	VA	\$2,249,000	8.1%!	10% in LY 6; 5% in LY 16	2018	2/5 yr	Cash	S&P BBB	P R	New construction and Good location!!! High quality industrial building on 5.1+ acre lot... Ability to expand by 21,122 sq ft!!	
B 569	Ground Lease	Bank of America !!REDUCED-VERY GOOD DEAL!! **GROUND LEASE**	NC	\$2,250,000	6%!!	12% every 5 yrs including options	2024	4/5 yr	Cash	A	P P	Low rent! Big (quality) bldg./big site! Excellent location... This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.	
B 680	Restaurant	Applebees !!REDUCED!!	VA	\$2,200,000	8.5%!!	2% /yr	6/12/28	4/5 yr	Cash	Corporate lease	P P	Pad to Food Lion... Fronts 6-lane highway with heavy traffic!!	

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B 9692	Retail	OfficeMax !!LOOK AT THIS!!!!!!!!!!!!!!!!!!!!	SD	\$2,400,000	9.91% (11% c-o-c)!!!!!!	%.50/sqft @ options	11/9/13		4/5 yr	See Notes	\$1 billion+	P R	Adequate reserves allowed in yield presented. Loan \$1.870M; Cash \$1.020M; Assumable; 7.4%; 30 yr amort; due in 15 yrs
B 9703	Auto Service	Fletchers Tire & Auto !!FURTHER REDUCED-VERY GOOD DEAL!!	AZ	\$2,130,000	7.54%! (8% 7/2011!)	Ask for Details	6/30/31		3/5 yr	Cash	\$40M net worth	P P	Others in the area are Super Wal-Mart, Chilis, Starbucks, KFC, Bank of America, and more...
B 9718	Auto Service	Tire Kingdom !!REDUCED-GOOD DEAL-FLORIDA!!!	FL CFL	\$2,696,000	7%!	Not to exceed 12% CPI - every 5 yrs	2034		3/5 yr	Cash	Guaranteed by TBC Corp. - Largest independent tire distributor in the U.S.	P P	Excellent Higheay Retail Corridor Location!! Just off Interstate...
B 9763	Gas/Convenience	BP Gas & Convenience	PA	\$2,059,278	9.00%	Less of 2% or CPI starting in LY6	8/31/27		2/5 yr	Cash	Corporate Guarantee	F P	Excellent visibilty with an average of 21K+ cars per day...
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 9828	Ground Lease	Exxon Mobil **GROUND LEASE** S&P AAA tenant!! !!GOOD DEAL!! ("A" location-sure to renew!)	NY	\$2,597,328	7%	3% Annually	8/2011		1-5yr / 1-4yr	Cash	S&P AAA	P P	Key corner location - renewal virtually assured - BUT... This is a non-subordinated, full-reversion ground lease, whereby the building and other improvements revert to the landowner at the end of the lease term.....
B 9829	Ground Lease	Hess Gas Station !!REDUCED-GOOD DEAL!! **GROUND LEASE**	FL	\$2,500,000	7%!	10% every 5 yrs including options	2028		3/5 yr	Cash	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.
B 9873	Restaurant	Arbys!!REDUCED-GOOD DEALS!! !!3 AVAILABLE!!	GA	\$2,119,000	8%	8% in Term & Options	12/2028		Yes	Cash	Strong Franchisee	F P	Excellent exposure, High traffic counts, Strong sales Volume!! Prices range from \$1.626M to \$ 2.187M!!

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B 9894	Bank Building	Chase Bank	TX STX	\$2,160,000	6.25%	10% every 5 yrs	2029		Checking	Cash	Investment Grade	P P	Stable asset with a high quality credit tenant and no landlord responsibilities...	
B 9902	Child Care	Goddard School !REDUCED - GOOD DEAL!	TX STX	\$2,260,000	8.5%!	12% every 5 yrs	2024		2/5 yr	Cash	Pvt. - Personal lease guarantee - \$2.5 Mil.	F P	#1 Childcare Franchise in the US by Entrepreneur Mag.... Spectacular/solid/classy free standing building... Located on hard corner - "A" location!!	
B 9903	Medical/Office	DaVita Medical	TN	\$2,472,000	8.00%	Checking	2019		Checking	Cash	BB-	P P	Property enjoys high drive-by visibility and traffic counts!!!	
B 9905	Ground Lease	Ruby Tuesday !!!READ THIS!!!! **GROUND LEASE**	CA SCA	\$2,812,000	8%!!!!!!!!!!!!	10% every 5 yrs	2019		3/5 yr	Cash	Personally Guaranteed	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 9909	Retail	Verizon Wireless	TX STX	\$2,400,000	8.25%	Yes every 5 yrs	2019		2/5 yr	Cash	Verizon-Bell Atlantic/Verizon partnership (Celco) Bell is the General Partner -Believe investment grade.	P P	Others in the area are Wal-Mart, Home Depot, Target, Sams Club and more...	
B 9912	Restaurant	Starbucks	FL CFL	\$2,714,000	6.94%	10% every 5 yrs	2024		3/5 yr	Cash	Investment Grade	P R	Adequate reserves allowed in yield presented.	
B 9913	Retail	Sunbelt Rentals	IL	\$2,189,625	7.94%	CPI capped @ 3%/yr	2017		3/5 yr	Cash	Ashtead PLC(London) Wholley owned subsidiary/ Ranked # 4 in US com. equip. leasing	P R	Adequate reserves allowed in yield presented.	

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B 915	Restaurant	Del Taco !!REDUCED!!	NV	\$2,145,000	7%	CPI every 5 yrs	7/2028		4/5 yr	Cash	Corporate guaranteed	F	P	Irreplaceable Retail Location!!! Highly trafficked area... 75K Cars per day!!
B 916	Child Care	Kindercare Learning Center	NY	\$2,301,000	7.00%	Lesser of CPI of 7% every 5 yrs	9/30/22		4/5 yr	Cash	S&P:B+	P	P	Located directly North of Towne Center... Convenient access to State Routes...
B 918	Office Building	K Eye 42 Television Station	TX STX	\$2,800,000	8.00%	Yes every 5 yrs & @ options	2024		3/5 yr	Cash	Checking	P	P	Stable cash flow with upside potential... 100% occupied...
B 925	Auto Service	Tire Kingdom	FL CFL	\$2,356,405	7.00%	Cumulative CPI capped 2 10% every 5 yrs	2034		Checking	Cash	Guaranteed by TBC Corp. - Largest independent tire distributor in the U.S.	P	P	Strong retail location... Brand new construction 8/2008!! Traffic counts of 33,500K+ vehicles per day...
B 929	Restaurant	Applebees	TN	\$2,125,000	8.5%	20% @ 1st Option; 10% @ 2nd Option	2019		2/5 yr	Cash	Believed strong franchisee	F	P	Situated at the Interchange with a daily traffic count of 85K+!!! Just minutes from the University!!!
B 930	Restaurant	Applebees	TN	\$2,300,000	8.5%	19% @ 1st Option; 11% @ 2nd Option	2019		2/5 yr	Cash	Believed strong franchisee	F	P	Situated at the Interchange with a daily traffic count of 76K+!!! Perfect visibility from Interstate!!!
B 931	Retail	AT&T Mobile, Checksmart, Aspen Dental	OH	\$2,125,000	8.12%	AT&T & Check - None; Dental - Yes	AT&T 9/2012; Check 10/2014; Dental 9/2017		All - 2/5 yr	Cash	AT&T - S&P A; Check - Checking; Dental - Checking	P	P	Proposed New Loan - \$1.487M; 6.5%; 25 yr Amort...
B 941	Bank Building	Colonial Bank	GA	\$2,000,000	7.25%	1.25% Annually	2021		4/5 yr	Cash	A	P	P	** Average Price.. Others available - Ask for details
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B 9 5 1	Restaurant	Macaroni Grill	TX CTX	\$2,676,000	8.5%!!	2% & 10% - Ask for details	12/18/28		4/5 yr	Cash	Corporate Lease	P P	Highway location surrounded by Big Box Retailers, Convention Center and International Airport!!!	
B 9 5 2	Bank Building	Citibank	CA NCA	\$2,505,600	6.25%	3% Annually	2019	Yes - Ask for details		Cash	A	P P	Located in strong area	
B 9 5 3	Bank Building	Citibank	CA NCA	\$2,712,500	6.25%	3% Annually	2019	Yes - Ask for details		Cash	A	P P	Located in strong area - Adjacent to Home Depot	
B 9 5 5	Ground Lease	TGI Fridays **GROUND LEASE**	IL	\$2,500,000	6.60%	10% every 5 yrs	2021	Yes - Ask for details		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 9 5 6	Ground Lease	Chase Bank !!REDUCED-GOOD DEAL!! **GROUND LEASE**	TX CTX	\$2,071,000	7%!	10% every 5yr.s	2029		4-5yr.	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. Can be purchased individually or as a package.. Ask for Details	
B 9 5 7	Ground Lease	1st National Bank, **GROUND LEASE**	TX CTX	\$2,071,000	7.00%	10 every 5 yr.s	2029		4-5yr	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. Can be purchased individually or as a package.. Ask for Details	
B 9 6 0	Auto Parts	Advance Auto Parts	CT	\$2,075,000	7.5%	5% @ Options	2024		3/5 yr	Cash	S&P:BBB+	P P	Outparcel to Kohls and Stop & Shop - adjacent to Walmart!!!	
B 9 7 1	Auto Parts	Advance Auto Parts (WITH GOOD LOAN!)	RI	\$2,100,000	7.4CAP (7.4% c-o-c)	10% every 5 yrs; 5% @ Options	2/28/21		3/5 yr	See Notes	S&P:BBB+	P P	Loan: \$1.513M; 6.00%; 1% Assumption Fee; 30 yr Amort; 10 yr Term;Matures 5/1/16...	

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.

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 982	Ground Lease	Chase Bank **GROUND LEASE**	TX STX	\$2,800,000	6.25%	10% every 5 yrs	11/2028		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 984	Auto Parts	Autozone	NJ	\$2,250,000	7.30%	10% @ Options	2029		4/5 yr	Cash	S&P:BBB+	P	P	Out parcel to Lowes-Acme Markets anchored center...
B 985	Auto Service	National Tire & Battery	GA	\$2,049,150	8.0%	10% every 5 yr.s	2029		4/5 yr	Cash	Investment grade	P	P	Single tenant location...
B 986	Restaurant	Applebees	TX CTX	\$2,525,000	8.5%	2% Annually LY 1-6; 10% LY 11,16	6/12/28		4/5 yr	Cash	Strong Franchisee	F	P	Pad in front of Best Buy and Albertsons... Adjacent to Mall - Dillards, Macys, Nieman Marcus, JC Penny, & Sears!!
B 989	Restaurant	Macaroni Grill !!4 AVAILABLE**	MD	\$2,932,500	8.00%	2% Annually until 2013; then 10%	12/18/28		4/5 yr	Cash	Corporate Lease	P	P	Well established property locations... Agressive rental increases... High traffic retail location!!! Ask about the other 3 that are available - all in high traffic locations!!!
B 991	Restaurant	Macaroni Grill !!4 AVAILABLE!!	MD	\$2,932,500	8.00%	2%/yr	2029		2-5yr	Cash	Corporate Lease	P	P	High traffic retail locations... Corporate Guarantees!! Well established property locations!!!!