

**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 022	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 057	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.
A 789	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

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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!
A 9899	Restaurant	Sweet Tomatoes	TX CTX	\$2,787,255	8.25%	Starts in LY2 not to exceed 2%	3/31/28	2/10 yr	Cash	Believed Strong	P P	Others in the area are Home Depot, Wal-Mart Supercenter, Petsmart and more...
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" propety...
B 1025	Gas/Convenience	Marathon Gas Station !!GOOD DEAL!!	OH	\$2,187,656	9.00%	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 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.

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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...
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	6.5%	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 1080	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	Believed 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 1300	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 1373	Warehouse Distribution	FedEx !!reduced-good deal!!	VA	\$2,350,000	7.75%!	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 1451	Auto Service	AAA Automobile Association - Car Care Center - !GOOD DEAL!	SC	\$2,325,000	7 CAP!	10% every 5 yr.s	7/18		2-5yr.	Cash	AAA Car Centers, LLC - believe quite strong	P R	Adequate reserves allowed in yield presented. Good location in affluent area - aver. HH income: \$76,000

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B 9 4 5 4	Warehouse Distribution	FedEx !!BARGAIN!! (Just further reduced!) Highly motivated Seller - must close soon!!	TX	\$2,920,000	6.75%! NN (6.95% 9/09!)	Yes @ options	2019		2/5 yr	Cash	S&P:BBB	P	P	
B 4 5 9	Restaurant	Burger King	FL NFL	\$2,125,000	7% net (7.47%-8/11)	7.5% every 5 yrs @ options	8/31/26		4/5 yr	Cash	Strong Franchisee - 59 locations	F	P	Single tenant drive thru!
B 4 6 7	Restaurant	Starbucks, Alltell Wireless, The Mattress Firm	TX WTX	\$2,650,000	7.05%	Star - 4.5% @ Options; Alltell & Mattress - None	Star - 10/2017; Alltell - 5/2012; Mattress - 3/2013		Star - 4/5 yr; Alltell - 1/5 yr; Mattress - 3/5 yr	Cash	Starbucks - \$6.4B in sales; Alltell - Believed Strong; Mattress - Believed to be strong	F	P	Located directly across from Wal-Mart Supercenter... Out parcel to Lowes Improvement Center...
B 4 7 9	Bank Building	Colonial Bank !!REDUCED-VERY GOOD DEAL!!	NV	\$2,622,000	8%!!	1.25% Annually	12/2017		4/5 yr	Cash	S&P BBB+	P	P	City has one of the most diversified and balanced economies in the state!!! Major employers in the area are Wal-Mart Supercenter, Harley Davidson Financial, Costco Warehouse, and more...
B 4 8 6	Auto Service	Goodyear Tire	FL NFL	\$2,875,000	7%	5% @ Options	2018		4/5 yr	Cash	Investment Grade	P	R	Adequate reserves allowed in yield presented. Excellent Location!! Brand New Construction - No deferred maintenance!!
B 4 9 0	Bank Building	Washington Mutual	TX CTX	\$2,769,307	6.44%	10% every 5 yrs	3/31/23		3/5 yr	Cash	Moody's Baa2 - Investment grade	P	R	Adequate reserves allowed in yield presented. Out Parcel to Wal-Mart Supercenter... Brand New Construction!!
B 4 9 7	Restaurant	Applebees !!REDUCED-GOOD DEAL!!	NM	\$2,335,000	8.5%	2%/yr	6/12/28		4/5 yr	Cash	Corporate lease	P	P	Pad to Market Center (Target, Sports Authority, Office Max)

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# 1400 Group

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B 9505	Restaurant	Taco Bell	NV	\$2,535,000	6.00%	10% every 5 yrs	11/1/18		4/5 yr	Cash	Believed Strong	F P	Located at the epicenter of the region by Smiths Foods, Albertsons, CVS, and Fresh & Easy
B 9514	Ground Lease	Wells Fargo Bank - Ground Lease - !GOOD DEAL (see notes!)	UT	\$2,260,000	5.75%	10% every 5 yr.s	10/31/2048! (see notes...)		none	Cash	S&P AA	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. Ground rent only \$16.90/ bldg. s.f.!! Price/s.f. of bldg. \$293! THIS IS EXTREMELY REASONABLE FOR COMPARABLE BANK GROUND LEASES!!! (Lease allows following bank outs: @10 yr.s if WalMart closes for business reasons [fat chance]; At bank's option @ yr.s 15 / 20 / 25 / 30 / 35 - but since the building reverts to the landlord upon lease termination, at the rent the bank is paying.... the landlord will throw a party!!!)
B 9516	Ground Lease	7 Eleven Ground Lease !!REDUCED!! !GOOD DEAL! (especially good location...) (Corporate guarantee!)	FL CFL	\$2,208,000	6.25%! See Notes	9.5% EVERY 5	10/2028		5-5YR.	Cash	S&P A	P P	Very reasonable ground rent / bldg. s.f. - especially considering FL location - AND: in front of one of the top 5 luxury resorts in the U.S - and top 100 hotels in the world! This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
B 9519	Ground Lease	Regions Bank *GROUND LEASE*!!SELLER FINAN!!	GA	\$2,520,000	5.75%	Checking	12/31/15		1/5 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 9533	Restaurant	Carls Jr	CO	\$2,050,000	6.15%	12% every 5 yrs	9/2028		4/5 yr	Cash	Believed Strong	F P	Freestanding restaurant with drive-thru... A similar Carl's is avail. in vicinity by same Seller..

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												P	P	
B 9547	Gas/Convenience	Shell (Crescent Oil) !!VERY GOOD DEAL!!	MO	\$2,269,288	8.85%	1% Annually beg LY 4	12/31/26		2/10 yr	Cash	S&P AA-	P	P	This asset will be able to be depreciated on a 15-yr schedule, rather than the standard 39 years, as more than 50% of the gross sales results from fuel sales - Ask for details!
					See Notes									
B 9550	Retail	Tractor Supply and Aaron Rents !!MOTIVATED SELLER - MAKE OFFER!!	PA	\$2,439,090	8.00%	Yes - Ask for Details	Tractor - 11/2021; Aaron - 10/2012		Tractor - 4/5 yr; Aaron - 2/5 yr	Cash	Tractor - Believe investment grade; Aaron - \$434 mil. Corporate Guarantee	P	P	70% of GLA to Tractor Supply, Recent capital improvements, Ease of Management, IDEAL FOR 1031 EXCHANGE!!!
B 9552	Auto Parts	Pep Boys **3 AVAILABLE**	CANCA	\$2,911,360	6.25%	1.5% Annually	2023		Checking	Cash	Approx \$265 million - many consider investment grade	P	P	Can be purchased as portfolio or seperately... Prices range from \$2.911M to \$3.970M; Cap Rates range from 6.15% to 6.25% - Ask for details...
					See Notes									
B 9562	Ground Lease	Panera Bread **GROUND LEASE**	IL	\$2,262,000	7.00%	5% every 5 yrs	9/30/22		3/5 yr	Cash	Corporate Lease	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 9565	Retail	Verizon	SC	\$2,128,000	7.50%	12.5% every 5 yrs	2017		2/5 yr	Cash	Verizon-Bell Atlantic/Verizon partnership (Celco) Bell is the General Partner -Believe investment grade.	P	P	Located directly at entrance of Home Depot... Signalized intersection along dynamic retail corridor!
B 9569	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.

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B 9571	Ground Lease	US Bank **GROUND LEASE**	WI	\$2,083,333	6.00%	12% every 5 yrs including options	2018	2/5 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 9577	Restaurant	Buffalo Wild Wings	TX CTX	\$2,816,973	7.50%	9% every 5 yrs	1/31/23	3/5 yr	Cash	One of the nations largest Buffalo Wild Wings Franchisees		F	P		Nearby retailers include Kohls, Target & Wal-Mart Supercenter...
B 9583	Ground Lease	Wachovia **GROUND LEASE**	TX STX	\$2,640,000	5.50%	Checking	2023	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.
B 9590	Retail	Family Dollar	FL CFL	\$2,178,571	6.94%	15% @ Options	12/31/18	3/5 yr	Cash	\$1.3B, NYSE: FDO		P	R		Adequate reserves allowed in yield presented. Area tenants are Burger King, Circle K, Dunkin Donuts, KFC, and more...
B 9596	Restaurant	Arbys	OR	\$2,275,000	6.57%	Checking	2028	Checking	Cash	Very strong franchisee		F	P		Out Parcel to Super Walmart... New Construction...
B 9601	Medical/Office	Cleveland Clinic	OH	\$2,260,000	7.25%	In Options	8/31/15	1/4 yr	Cash	Believed Strong		P	P		
B 9607	Ground Lease	Washington Mutual **GROUND LEASE**	TX STX	\$2,991,000	5.85%	12% every 5 yrs	2028	3/5 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 9608	Auto Parts	Checker Auto Parts & Big O Tires !!GOOD DEAL!!	CO	\$2,455,000	6.8%	Checker - 10% every 5 yrs; Big O - 2% Annually	Checker - 2021; Big O - 2018	Checker - 2/5 yr; Big O - 1/5 yr	Cash	Checker - CSK Auto - S&P: BB-; Big O - Believed strong		P	R		Adequate reserves allowed in yield presented. Property sits on Mall property which is anchored by JC Penny, Staples, Dunlaps and K-Mart...

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B 9611	Office Building	Atmos Energy Corporation	TX CTX	\$2,429,000	7.0%	9% every 5 yrs & @ options	6/2026		2/5 yr	See Notes	Checking	P	P	Loan - \$1.5901M; 6.39%; 30 yr amort; matures 7/11/16;
B 9614	Restaurant	Buffalo Wild Wings	TX CTX	\$2,817,000	7.50%	9% every 5 yrs	1/31/22		3/5 yr	Cash	One of the nations largest Buffalo Wild Wings Franchisees	F	P	Pad site of Hollywood Theater... Across from Wal-Mart, Sams, Home Depot, Target & Kohls!!
B 9620	Ground Lease	Wachovia Bank **GROUND LEASE**	TX STX	\$2,120,000	5.90%	10% every 5 yrs	2023		3/5 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 9628	Ground Lease	Olive Garden **GROUND LEASE**	FL SFL	\$2,266,000	6.40%	10% every 5 yrs	2018		4/5 yr	Cash	Strong, 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 9630	Auto Service	Firestone Auto Care	AZ	\$2,719,209	6.45%	10% every 5 yrs	2023		4/5 yr	Cash	Bridgestone-S &P:BBB	P	R	Adequate reserves allowed in yield presented.
B 9631	Office Building	Bridgestone Research & Development Facility	AZ	\$2,056,822	6.45%	10% every 5 yrs	2023		4/5 yr	Cash	Bridgestone-S &P:BBB	P	R	Adequate reserves allowed in yield presented.
B 9634	Auto Service	EZ Lube	CA	\$2,050,000	7.32%	15% every 5 yrs	2022		2/5 yr and 1/4 yr	Cash	Corporate Lease - Reasonably strong - 50 stores in Southern CA	P	P	Rare opportunity to purchase coveted automotive use on a pad location...
B 9635	Auto Service	Tire Kingdom !!REDUCED!!-!!-GOOD DEAL!!	FL CFL	\$2,620,000	7%!! (suggested offer)	2.75% LY 2 & 3; LY 6 CPI not to exceed 12%	2033		3/5 yr	Cash	Guaranteed by TBC Corp. - Largest independent tire distributor in the U.S.	P	P	N.O.I. \$183,300...Nearby surrounding retailers are Super Wal-Mart, Home Depot and Publix...

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B 9638	Child Care	Tutor Time *PRICE REDUCED*	AZ	\$3,000,000	6.93%	Annual CPI	2020		2/5 yr	Cash	\$7.5 Mil. plus	P	P	Located less than 2 miles from shopping center...
B 9642	Ground Lease	ALDI Foods **GROUND LEASE** !!REDUCED-GOOD DEAL!!	IL	\$2,770,000	7.25%!!	5% every 5 yrs	2023		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 9647	Restaurant	El Pollo Loco	OR	\$2,990,000	6.25%	7.5% every 5 yrs	15 yrs from COE		9/5 yr	Cash	Believed Strong	P	P	Rare metro investment... Part of the city's retail center!! Outparcel to Kohls, Fred Meyer and Lowes...
B 9648	Ground Lease	Wachovia Bank **GROUND LEASE**	TX STX	\$2,720,000	6.25%	10% every 5 yrs	2023		3/5 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 9651	Auto Service	Bridgestone / Firestone **7 AVAILABLE**	TX STX	\$2,525,000	6.94%	6.25% every 5 yrs	11/30/22		4/5 yr	Cash	Believed Investment Grade	P	R	Adequate reserves allowed in yield presented.
B 9657	Restaurant	Arbys	AZ	\$2,000,000	7.00%	10% every 5 yrs	2028		2/5 yr	Cash	Strong personal guarantee from 57 unit franchisee	F	P	Located directly across from Wal-Mart Supercenter... 7th largest Arbys Franchisee in the Country!
B 9660	Drug Store	Rite Aid	RI	\$2,920,000	7.00%	Ask for Details	2028		Ask for Details	Cash	B-	P	P	Premier location!! Situated at busy 4-way signalized intersection... Others in the area are McDonalds, Burger King, Chrysler/Dodge Dealership and various other retailers!!
B 9680	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 9683	Ground Lease	Wells Fargo *GROUND LEASE*	TX CTX	\$2,272,700	5.5%	10% every 5 yrs	6/30/27	4/5 yr	Cash	S&P AA	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 9690	Retail	Tractor Supply	TN	\$2,500,000	7.41%	10% in LY 6 & @ Options	2018	4/5 yr	Cash	Believe investment grade. Largest Tractor Supply Co operating 460 stores in 30 states.	P P	Free standing building...
B 9692	Retail	OfficeMax	SD	\$2,725,000	8.73% (7.6% 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 9696	Auto Service	Firestone Tires	CA SCA	\$2,800,000	5.79%	Fixed @ Options	2/28/18	2/5 yr	Cash	Believed Investment Grade	P P	Ideal 1031 exchange property... Strong, Affluent Demographics
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 9706	Auto Parts	Merchants Tire and Auto	NC	\$2,179,900	7.00%	CPI every 5 yrs	2033	3/5 yr	Cash	S&P A	P P	Sits at the entrance to Wal-Mart Supercenter... Across from Lowes...
B 9709	Restaurant	Burger King	TX NTX	\$2,073,500	7.25%	10% every 5 yrs	2028	4/5 yr	Cash	Strong Franchisee - AmaRegal	F P	Located on major retail corridor... Brand new construction!!
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...

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B 9721	Medical/Office	DSI Dialysis Center	TX STX	\$2,856,977	8.60%	2.5% Annually starting LY6	5/31/28		4/5 yr	Cash	Believed Strong - Corporate Guarantee	P P	Others Available - Can be purchased as portfolio or individually... Ask for Details!
B 9733	Ground Lease	Chase Bank *GROUND LEASE*	IL	\$2,782,500	5.75%	10% every 5 yrs	2038		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.
B 9737	Retail	Verizon Wireless !!JUST REDUCED - GOOD DEAL!!	NC	\$2,806,000	8%!!	10% every 5 yrs	8/31/18		2/5 yr	Cash	Verizon-Bell Atlantic/Verizon partnership (Celco) Bell is the General Partner -Believe investment grade.	P R	Adequate reserves allowed in yield presented.
B 9743	Restaurant	Zaxbys Restaurant !GOOD DEAL!	AR	\$2,029,381	8.25%	1% LY 2-5; 2% LY 6-10; 3% for remaining 10 yrs	2028		4/5 yr	Cash	\$5 Mil. personal guarantee/ over 400 franchised locations in S.E. U.S. Growing fast - very popular!	P P	Others in the area are Wendys, Movie Gallery, Dollar General, Subway, and more...
B 9756	Restaurant	Lone Star !!10 AVAILABLE!!	IL	\$2,837,210	7.60%	2% Annually	2022		2/5 yr	Cash	Corporate Backed - Strong Franchisee	P P	Prices ranging from \$1.779M to \$2.927M.. Ask for Details... Strong Corporate Guarantee!! Good Real Estate Fundamentals!!
B 9758	Office Building	American Medical Response & Performance Paint & Body	CA SCA	\$2,866,000	7.00%	AMR - Annual CPI 3% on base rent; Paint - Annual CPI 3.5% min 6% max	AMR - 3/2011; Paint - 3/2012	AMR - None; Paint - 1/5 yr		Cash	Checking on both	P P	Below market rents; Excellent upside potential!!! Located on Main Retail/Commercial Corridor!! Easily accessible from Interstate...

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											F	P	F	P	
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 visibility with an average of 21K+ cars per day...
B 9768	Gas/Convenience	Kum & Go	AR	\$2,300,000	7.25%	7% every 5 yrs	2028	Checking	Cash	Corporate Guarantee	P	P			Strong location with great visibility...
B 9781	Retail	Sherwin Williams	GA	\$2,166,650	8.00%	Yes	2018	Yes	Cash	Corporate	P	P			Strong national brand... High population growth area!
B 9784	Auto Parts	Schucks Auto Supply	OR	\$2,005,500	7.00%	4% or CPI every 2 yrs	2017	1/10	Cash	S&P: BB-	P	P			Close proximity to University... Others in the area are Save A Lot, Jack in the Box, Arbys, Taco Bell and more... Excellent visibility and access!!
B 9791	Warehouse Distribution	Leggett & Platt Corporation	PA	\$2,100,000	8.97%	3% @ Options	10/7/12	1/3 yr	Cash	Checking	P	P			Seller is willing to provide, to a qualified buyer, an 80% LTV interest-only, NON-RECOURSE, loan for a maximum period of 3 years to assist in facilitating a sale.
B 9793	Restaurant	Old School Burgers	CO	\$2,437,500	8.00%	3% Annually	2019	2/5 yr	Cash	Checking	P	P			Located across from Lowes, other retailers in the area are Home Depot, Costco, Kohls, Safeway, Target, Dicks and PetSmart...
B 9800	Restaurant	Arbys	GA	\$2,119,000	8.0%	8% @ Options	6/30/28	4/5 yr	Cash	Strong Franchisee	F	P			Less than 1 mile from Downtown
B 9801	Retail	Sunbelt Rentals	IL	\$2,497,613	7.75%	CPI Annually	6/30/18	3/5 yr	Cash	Ashtead PLC(London) Wholley owned subsidiary/ Ranked # 4 in US com. equip. leasing	P	P			Provides equipment rentals for the construction and industrial marketplace...

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B 9803	Retail	Edwin Watts Golf Shop	SC	\$2,557,000	8.00%	15% every 5 yrs	8/2020	4/5 yr	Cash	Checking	P P	Across the street from the Mall... Relocation of High Performing Store!!	
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 9809	Bank Building	Legacy Bank of Florida	FL SFL	\$2,642,857	7.0%	10% every 3 yrs including options	2018	4/5 yr	Cash	Investment Grade	P P	Densely populated... Strong demographics!!	
B 9810	Warehouse Distribution	FedEx **2 OTHERS AVAILABLE**	NE	\$2,658,300	8%	Ask for details	2018	Ask for details	Cash	S&P BB	P P	Prices range from \$2.658M to \$5.330M - Ask for details	
B 9815	Auto Service	Bridgestone	MS	\$2,416,500	7.0%	Yes every 5 yrs	2028	4/5 yr	Cash	Believed Investment Grade	P P	High Growth - Strong Income Demographics... Prime retail location!!	
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 9832	Auto Parts	AutoZone	FL CFL	\$2,307,711	6.5%	10% every 5 yrs	2029	4/5 yr	Cash	S&P:BBB+	P P	New construction...	

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B 9837	Drug Store	Rite Aid	NC	\$2,750,000	7.50%	10% in LY 11	7/21/28		5/5 yr followed by 3 yr 11 mo	Cash	B-	P	P	
B 9841	Drug Store	Rite Aid !!REDUCED-GOOD DEAL!!	MA	\$2,335,000	8%!!!	10% every 10 yrs including options	2028		8/5 yr	Cash	B-	P	P	Located in thriving town... Extremely strong store sales... Very desirable location!!! Below average Drugstore Rents!
B 9844	Retail	Duckwall - Alco !!3 AVAILABLE**	TX	\$2,686,000	8.0%	Std. %age rent clause.	2023		3/5 yr	Cash	Approx \$90 Million; 266 Stores, 19 States, Strategy is smaller markets to not compete with Wal-Mart, Kmart; Nasdaq: "DUCK"	P	P	Excellent store sales.. Prices range from \$2.580M to \$2.878M. - Ask for details!!
B 9852	Bank Building	Sovereign Bank	RI	\$2,350,000	6.00%	12% every 5 yrs & @ Options	11/14/28		4/5 yr	Cash	A	P	P	Others in the area are Dunkin Donuts, KFC, Taco Bell, CVS, and more!!
B 9854	Auto Service	Goodyear Tire	OR	\$2,975,000	7.0%	10% @ Options	2018		5/5 yr	Cash	Investment Grade	P	R	Adequate reserves allowed in yield presented. Excellent location!!! Explosive Commercial and Residential Growth!! Easy access from Interstate...
B 9856	Gas/Convenience	Kum & Go	NE	\$2,150,000	7.00%	7.5% every 5 yrs	20 yrs from COE		4/5 yr	Cash	Corporate Guarantee	P	P	Strong location with great visibility... Check with your tax advisor but most gas / convenience store properties qualify for accelerated depreciation (15 yr straight line depreciation)!
B 9867	Restaurant	Dennys	CO	\$2,357,000	7.0%	10% every 5 yrs & @ Options	2025		Yes	Cash	Corporate Lease	P	P	Diverse economy supported by tourism, regional mall, health care and federal/state corrections facilities... Successful Restaurant with a new 17 yr lease...

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B 9869	Auto Service	EZ Lube	AZ	\$2,055,000	7.30%	15% every 5 yrs	2022		3/5 yr	Cash	Corporate Lease - Reasonably strong	P	P	Located in Dense Retail & Residential Corridor...
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!!
B 9885	Ground Lease	Applebees *GROUND LEASE* !!BELOW LAND VALUE!!	TX STX	\$2,450,000	6.75%	10% every 5 yrs	2028		4/5 yr	Cash	Believed strong Corporate lease	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 9888	Ground Lease	Applebees *GROUND LEASE**	TX STX	\$2,603,000	6.35%	10% every 5 yrs	2028		4/5 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 9890	Ground Lease	US Bank *GROUND LEASE*	AZ	\$2,750,000	6.00%	10% every 5 yrs	2033		4/5 yr	Cash	Investment	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 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!!!

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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) Wholly owned subsidiary/ Ranked # 4 in US com. equip. leasing	P R		Adequate reserves allowed in yield presented.
B 9915	Restaurant	Del Taco !!REDUCED!!	NV	\$2,110,000	6.75%	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 9916	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 9918	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 9925	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...

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B 9 2 9	Restaurant	Applebees	TN	\$2,250,000	8.00%	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 9 3 0	Restaurant	Applebees	TN	\$2,400,000	8.00%	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 9 3 1	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 9 4 1	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
B 9 5 1	Restaurant	Macaroni Grill	TX CTX	\$2,787,500	8.00%	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.

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B 9 9 5 6	Ground Lease	Chase Bank **GROUND LEASE**	TX CTX	\$2,148,000	6.75%	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 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 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 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...
B 9 9 8 2	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 9 9 8 4	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 9 9 8 5	Auto Service	National Tire & Battery	GA	\$2,049,150	8.0%	Checking	2029		4/5 yr	Cash	Investment grade	P P	Single tenant location...
B 9 9 8 6	Restaurant	Applebees	TX CTX	\$2,610,000	8.01%	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!!

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# 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	9 9 8 9	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	9 9 9 1	Restaurant	Macaroni Grill !!4 AVAILABLE!!	MD	\$2,932,500	8.00%	Agressive	2029	Checking	Cash	Corporate Lease	P	P	High traffic retail locations... Corporate Guarantees!! Well established property locations!!!!
B	9 9 9 5	Ground Lease	Chase Bank **GROUND LEASE**	CO	\$2,032,000	6.15%	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.