

NOTICE: NET-LEASED PROPERTIES

ARE "MOVING TARGETS"...

**SUGGESTION: "SHOOT FIRST,
ASK QUESTIONS LATER"!**

...(i. e., simple, fast Letter Of Intent ["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 fee, we get 20% of total 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 every month/ Blue Members - \$300/yr - monthly supplement - four Master lists per yr.

1400 Group

Broker: Shelton Fisher ("Chip") 303-333-9000 (FAX 333-9006) 1660 South Albion Street #300, Denver, CO 80222

A or B List #	Type	Name <small>(Deals marked Letter of Intent "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 7628	Restaurant	Dunkin Donuts/Baskin Robins / Pizza Hut	MI	\$2,250,000	6.2% net (approx. aver. 6.5% 3/08)	Dunkin Donuts/Baskin Robbins - 15% every 5yrs; Pizza Hut - 10% every 5yrs NEXT - 2/07, 5 / 09.	DD - 1/31/22; Piz Hut - 5/31/12	DD - 1/10yr; Piz Hut - None	Cash	DD - \$75 Mil. ; Pizza Hut - Pizza Hut of America, Inc.	F	P	5/07 owner may deal - but wants 1031 to match income...Pizza Hut lease is guaranteed by Allied Dumecq QSR; Both leases are absolute NNN!!!
A 8801	Drug Store	Rite Aid	OH	\$2,659,641	7.19%	\$1.00 per sq ft @ options	4/30/18	6/5 yr	See Notes	B-	P	R	Adequate reserves allowed in yield presented. Loan \$1.469M; Must be assumed; assumption fee 1%; loan is self liquidating.
A 9192	Drug Store	Rite Aid	OH	\$2,659,641	7.25% net	checking	2018	yes	Cash	B-	P	P	Desirable financing on this property, but there are possibilities for purchaser to remove it and arrange their own financing!

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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												P	P	
A 9221	Restaurant	IHOP !!VERY GOOD deal!!	NC	\$2,136,000	6.38% net!	yes every 5 yrs	2022		2/5 yr	Cash	Corp. - IHOP!	P	P	Excellent location across from Home Depot
A 9249	Ground Lease	Office Depot **GROUND LEASE** !!VERY GOOD DEAL!!	NC	\$2,000,000	6% net	Yes - ask for details - 8.5% LY 2012	12/31/21		3/5 yr	Cash	S&P 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 8180	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 8812	Restaurant	Wienerschnitzel	CA SCA	\$2,500,000	5.75% net	10% @ options	2026		4/5 yr	Cash	Strong Franchisee	F	P	Located within an area saturated with new development and big box retailers... Corner pad in front of Home Depot in between two large shopping centers!!
B 8824	Ground Lease	Wachovia **GROUND LEASE**	TX STX	\$2,675,000	5.16% net	Yes @ options	2022		6/5 yr	Cash	Nations 4th largest bank holding co & 3rd largest full-service retail brokerage firm	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 8825	Ground Lease	Wachovia	TX STX	\$2,900,000	5.17% net	10% @ options	2022		3/5 yr	Cash	Nations 4th largest bank holding co & 3rd largest full-service retail brokerage firm	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 8828	Ground Lease	Wachovia Bank	TX STX	\$2,300,000	5.25% net	10% every 5 yrs	2027		checking	Cash	Nations 4th largest bank holding co & 3rd largest full-service retail brokerage firm	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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								Options	Terms	Net Worth			
B 8829	Ground Lease	BJs Restaurant	TX STX	\$2,080,000	6.05% net	10% every 5 yrs	2027	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 8836	Restaurant	Starbucks	AZ	\$2,255,000	6.0% net	10% every 5 yrs	2014	3/5 yr	Cash	\$6.4B in sales!	P	P	This is a two tenant building... Leasable retail space proposed lease term is 10 yr with 3% annual increases...
B 8838	Restaurant	Arbys	MI	\$2,101,368	7.75% net	every 2 yrs lesser of 4.00% or CPI factor	6/30/20	2/5 yr	Cash	Corporate lease	P	P	Retail in trade area includes Burger King, Pizza Hut, Target, Logans and more...
B 8841	Auto Service	Kauffman Tire !!GOOD DEAL!!	GA	\$2,356,000	7.15%!	10% every 5 yrs	2027	4/5 yr	Cash	Corporate Lease	P	P	Others in the area are Chick-Fil-A, Kroger and more...
B 8842	Restaurant	Hooters	IL	\$2,370,130	7.7% net	10% @ options	5/31/27	2/5 yr	Cash	Strong - \$120M+ annually	P	P	Anchored by TJ Maxx, The Fresh Market, Wells Fargo and more...
B 8863	Retail	Amscot Financial	FL CFL	\$2,832,400	8.0% net	6% every 5 yrs	2021	4/5 yr	Cash	Private company - \$45Mil in sales - over 100 locations	P	P	Others in the area are Quiznos and Papa Johns Pizza...
B 8864	Restaurant	Wendys **5 Available**	FL CFL	\$2,750,441	7.25% net	1.5% annually	2027	4/5 yr	Cash	Believed to be strong	F	P	Total of 5 Available - Prices range from \$1.161M to \$2.750M; Yield 7.25% to 7.40% - Ask for details!!
B 8865	Gas/Convenience	Citgo Gas Station	FL CFL	\$2,650,000	7.50% net	CPI	2017	checking	Cash	ask for details	P	P	Fully renovated convenient store with Blimpie Deli, Full Service Car Was and New pumps and tanks....

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B 8866	Gas/Convenience	Chevron	FL CFL	\$2,250,000	7.50% net	checking	2017		checking	Cash	Chevron - S&P:A	P	P	Full service Gas Station, Convenience Store!
B 8873	Gas/Convenience	7-11, Subway & BP	WV	\$2,170,000	7.94% net	1.75% annually	7/31/20		none	Cash	Strong & Experienced operator	F	P	Direct exposure to two highways... High traffic and high exposure location!! Coupon clipper branding...
B 8878	Restaurant	Ryans Restaurant	LA	\$2,033,000	7.50% net	Lessor of 2x CPI vs. 2% annually	11/1/26		4/5 yr	Cash	Owns & operates 310 buffet style restaurants	P	P	Others in the area are Pizza Hut, Wendys, Home Depot, Toys R Us and more
B 8882	Gas/Convenience	Fresh Start Convenience *3 AVAILABLE*	WY	\$2,495,882	8.50% net	2% annually	2022		5/5 yr	Cash	Checking - Corporate owned	P	P	Prices range from \$2.495M to \$2.705M... All in good locations!
B 8887	Ground Lease	Chilis	VA	\$2,500,000	6.00% net	10% every 5 yrs	7/31/17		5/5 yr	Cash	S&P BBB	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 8890	Auto Parts	Autozone	NJ	\$2,305,152	6.25% net	10% @ options	2026		3/5 yr	Cash	S&P:BBB+	P	P	Excellent corner retail location! Signalized intersection... Across from areas largest Power Center!
B 8892	Auto Parts	Murrays Discount Auto	IL	\$2,975,000	6.9% net	5% every 5 yrs beginning in yr 11	2020		3/5 yr	Cash	S&P: BB-	P	R	Adequate reserves allowed in yield presented.
B 8894	Auto Parts	Autozone	FL CFL	\$2,465,000	6.25% net	10% @ options	2027		3/5 yr	Cash	S&P: BB-	P	P	Excellent retail location... New construction!
B 8895	Restaurant	Jack in the Box !!REDUCED! !OR DEALS RARE!**GOOD DEAL**	OR	\$2,175,000	6.62% net	2% annually	2026		4/5 yr	Cash	Strong operator	F	P	New construction... Good location!

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B 8 8 9 7	Warehouse Distribution	Fed Ex !!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 8 9 0 8	Restaurant	IHOP	NE	\$2,100,000	6.67% net	10% every 5 yrs	2027		checking	Cash	Believed Strong	P	P	Across from Super Wal-Mart and Menards... Newer construction on large acre parcel!
B 8 9 1 8	Auto Parts	Autozone	FL CFL	\$2,640,000	6.25% net	10% @ options	2027		3/5 yr	Cash	S&P: BB-	P	P	Strong retail trade area.. Excellent corner retail location! New construction!
B 8 9 2 1	Ground Lease	Chilis	CA SCA	\$3,000,000	5.00% net	3% at breakpoint	2016		3/5 yr	Cash	S&P 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. Anchored by Target, Ikea, Sears, JC Penny, Big 5 & 24 hour fitness...
B 8 9 2 2	Ground Lease	T Mobile	CA SCA	\$2,200,000	5.23% net	checking	11/2011		checking	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 8 9 2 4	Health Club	The Ranch Health Club	TX CTX	\$2,950,000	8.30% net	checking	Ask		checking	Cash	Checking	P	P	Highly desirable location! Above average household income \$102,483...
B 8 9 2 8	Restaurant	Oggis Pizza & Brewing Co	CA SCA	\$2,700,000	6.5% net	15% every 5 yrs	2022		checking	Cash	Checking	P	P	Portion of Target anchored Marketplace!! Prime pad building located within the marketplace!! adjacent to newly constructed Mervyns, Winco Grocery...
B 8 9 3 1	Retail	Verizon	GA	\$2,725,000	7.19% net	10% @ options	2017		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. Part of a two property offering... Can be purchased together or separately! Ask! for Details...

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B 8933	Auto Parts	Autozone	NJ	\$2,208,000	6.25% net	5% @ options	2027		3/5 yr	Cash	S&P:BBB+	P	P	Excellent Highway location!! New construction!!!
B 8934	Auto Parts	Autozone	FL CFL	\$2,640,000	6.25% net	10% @ options	2026		3/5 yr	Cash	S&P:BBB+	P	P	New Construction!! Excellent corner retail location - Strong retail area!!!
B 8936	Restaurant	Applebees	WI	\$2,250,000	8.00% net	checking	2014		4/5 yr	Cash	Strong Franchisee	F	P	Ideally located!! Excellent demographics...
B 8947	Restaurant	Burger King	FL NFL	\$2,256,165	6.55% net	7.5% every 5 yrs @ options	8/31/26		4/5 yr	Cash	Strong Franchisee	F	P	Single tenant drive thru!
B 8956	Auto Parts	Advance Auto	IL	\$2,477,500	7.25% net	5% every 5 yrs & @ options	2022		3/5 yr	Cash	S&P:BBB+	P	P	New construction... Corporate guaranteed!
B 8970	Retail	Kirklands	TN	\$2,100,000	67CAP (c-o-c 7.6% after loan)	\$2 per sq ft	2015		4/5 yr	See Notes	Believed to be strong	P	P	Loan: \$1.100M; Cash \$1.0M; 5 yr interest only then 5 yrs based on 30 yr amort sched; due aprx 5/1/15
B 8972	Bank Building	Bank of America	TX CTX	\$3,000,000	5.47% net	every 5 yrs - approx. 7%	10/31/17		2/5 yr	Cash	S&P:A+	P	R	Adequate reserves allowed in yield presented.
B 8979	Bank Building	Colonial Bank *32 Available*!!GOOD DEALS-BUILT IN GOOD LOANS!!	AL	\$2,213,127	6.60% aver.	1.25% annually	2019		4/5 yr	Cash	S&P BBB	P	P	Non-recourse financing available. Offered with assumable "self" financing or free & clear. Average pro forma c-o-c year 1 w/27% down. Offered at \$6.40% to 6.90% net with new 10-15 yr leases. \$1.110M to \$14.610M...

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B	8981	Office/Warehouse	Wesco Distribution !!REDUCED!!	VA	\$2,962,000	7% net	yes	8/2017	2/5 yr	Cash	checking	P P	Estimated completion date of 8/2007... 24,000 SF building...
B	8982	Restaurant	Starbucks	FL CFL	\$2,380,736	6.25% net	10% every 5 yrs including options	2017	4/5 yr	Cash	\$6.4B in sales!	P P	Prime high traffic signalized intersection in front of new Publix Shopping Center...
B	8986	Gas/Convenience	Kum & Go **5 Available**PACKAGE OR INDIVIDUALLY	OK	\$2,800,000	7.25% net	7% every 5 yrs	2027	4/5 yr	Cash	Believed to be strong - checking on this	P P	Can be purchased individually or as a package... Prices range from \$1.7M to \$2.8M - Ask for details
B	8987	Ground Lease	Bank of America !! REDUCED !! DAMN GOOD DEAL !!	IL	\$2,740,000	6.75% net	10%/5yr.s	2027	8/5yr	See Notes	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	8988	Ground Lease	Northstar Bank !!GOOD DEAL!! !!REDUCED!!	TX	\$2,083,000	6% net	CPI or 15% every 5 yrs	12/31/37	Yes	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	8990	Retail	Verizon Wireless	GA	\$2,101,000	7.19% net	10% in yr 6	11/2017	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. Excellent retail corridor location!!

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B 8991	Restaurant	Back Yard Burgers	SC	\$2,357,500	8.00% net	8% every 5 yrs	2027		3/5 yr	Cash	Strong Franchisee	F	P	Strong traffic counts 34K cars...
B 8998	Restaurant	Texas Land & Cattle	TX CTX	\$2,413,000	7.50% net	Std. %age rent clause	12/31/18		1/5 yr	Cash	Believed strong	P	P	Located at the intersection of two major highways ... Traffic count over 150K VPD!!
B 9005	Retail	Washington Mutual Retail Center, CosmoProf, Dagwoods Sandwich, Ritas Water Ice !!GOOD DEAL!!	FL CFL	\$2,931,437	7.00% net	Yes @ options - Ask for details	WAMU-10/31/16; Cosmo-9/30/12; Dag-10/31/16; Ritas- 1/31/17		Cosmo-1/5 yr - None others	Cash	WAMU - S&P:A; Others - Checkng	P	P	High quality retail center! 100% leased... GREAT LOCATION - NO MANAGEMENT!!!
B 9009	Auto Parts	AutoZone	FL CFL	\$2,152,000	6.25% net	10% @ options	2027		5/5 yr	Cash	S&P:BBB+	P	P	Signalized corner... Excellent retail location!!
B 9020	Auto Parts	Advance Auto Parts	CO	\$2,232,455	6.6% net	10% @ options	2022		3/5 yr	Cash	S&P:BBB+	P	P	Good location - Single Tenant
B 9021	Gas/Convenience	Fresh Start !!GOOD DEAL!!	WY	\$2,495,882	8.50% net	2% annually	9/6/22		5/5 yr	Cash	Checking - Corporate owned	P	P	four gas pumps with six dispensers - Favorable tax benefits - check with your tax advisor, but most gas station/convenience properties qualify for accelerated depreciation (15 yr line of depreciation)...
B 9022	Gas/Convenience	Fresh Start !!GOOD DEAL!!	SD	\$2,705,882	8.50% net	2% annually	9/6/22		5/5 yr	Cash	Checking - Corporate owned	P	P	Favorable tax benefits - check with your tax advisor, but most gas station/convenience properties qualify for accelerated depreciation (15 yr line of depreciation)...
B 9037	Ground Lease	Bank Atlantic **GROUND LEASE**	FL CFL	\$2,450,000	5.50% net	10% every 5 yrs	2027		6/5 yr	Cash	Believe 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 0 4 9	9 Restaurant	Joes Crab Shack	MI	\$2,699,000	7.35% net	10% every 5 yrs	2027		6/5 yr	Cash	Landry's Seafood House with guarantee from parent public corporate entity "LNY"	P	P	10 others available - 3 Mid-West; 5 Texas; 1 Florida; 1 Colorado
B 0 6 1	9 Restaurant	Carls Jr	CA SCA	\$2,180,000	5.50% net	10% every 5 yrs	2027		4/5 yr	Cash	CKE Restaurants	F	P	Ideally located just of interstate next to Jack in the Box and across from McDonalds...
B 0 6 3	9 Gas/Convenience	Kum & Go **5 Available**	AR	\$2,200,000	7.25% net	7% every 5 yrs	2027		4/5 yr	Cash	Believed to be strong - checking on this	P	P	See Notes Priced shown is the average... Prices range from \$1.7M to \$2.8M... Ask for details!!
B 0 6 7	9 Ground Lease	Red Robin	IL	\$2,050,000	6.1% net	10% every 5 yrs	2024		checking	Cash	\$5.8 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 0 8 0	9 Drug Store	Walgreens	NE	\$2,988,500	6.85% net	Std. %age rent clause.	2055		8/5yr	Cash	A	P	P	Located in a densely populated area just 4 miles from airfield... Very low psf rent rate - \$15/sf vs \$28/sf national average!! 8 years left on base...
B 0 8 6	9 Restaurant	Panera Bread	OH	\$2,815,000	6.75% net	checking			checking	Cash	Believed to be strong	P	P	Surrounded by national retailers including Bed, Bath & Beyond, Kroger, Walgreens, Giant Eagle and Midwestern Auto Group...
B 0 9 0	9 Restaurant	Starbucks	FL NFL	\$2,781,820	6.25% net	12% every 5 yrs including options	2017		4/5 yr	Cash	\$6.4B in sales!	P	P	Highly desirable tenant... Excellent location!
B 1 0 0	9 Restaurant	Bakers Square	MN	\$3,000,000	7.20% net	1% annually	2027		4/5 yr	Cash	Viacorp, market cap: \$174M - owns and franchises over 370 restaurants	P	P	Fantastic demographics with over 182,500 residences within a 5 mile radius!! Average HH income \$66K+... Loan can be assumed if desired...

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Broker: Shelton Fisher ("Chip") 303-333-9000 (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 Intent "L.O.I." may become re-available)											
B 9107	Ground Lease	FedEx Ground !!VERY GOOD DEAL!! **GROUND LEASE** !!JUST EXPANDED!!	TX STX	\$2,250,000	7.25% net	Yes	9/30/12		2/5 yr	Cash	Investment Grade	P R	Tenant just expanded bldg. (4/08)!! Adequate reserves allowed in yield presented. This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
B 9112	Retail	Big 10 Tires	FL CFL	\$2,435,000	6.5% net	Annual CPI	11/2026		2/10 yr	Cash	checking	P P	Notable retailers in the area include - Wal Mart, Bally Total Fitness, Save Rite, Hess, Joes Crab Shack and more...
B 9115	Medical/Office	Fresenius Medical Center	LA	\$2,571,000	7.25% net	10% in LY 6 & @ options	2017		3/5 yr	Cash	S&P BB	P P	Newly constructed build-to-suit dialysis facility...
B 9118	Retail	Pier 1 Imports	CA	\$2,875,000	5.71% net	15% @ options	3/31/12		1/5 yr	Cash	S&P: BBB-	P R	Adequate reserves allowed in yield presented. Located on main retailing corridor... Major tourist destination!
B 9119	Bank Building	Bank of the West !!REDUCED!! !GOOD DEAL!! **8 AVAILABLE**	CA NCA	\$2,930,000	6% !!	2% annually!!	2017		checking	Cash	Believed Strong	P P	Prices range from \$2,095,000 to \$5,965,000 - All in established locations - Corporate Guarantee!!! Ask for details...
B 9131	Bank Building	Capitall One Bank	TX CTX	\$2,910,000	5.50% net	10% every 5 yrs & @ options	2027		4/5 yr	Cash	Believed to be strong	P P	Excellent visibility with over 42K vehicles per day... Good access - also shares a ring road with new Town Center!
B 9134	Restaurant	Starbucks / Jimmy Johns	KY	\$2,503,786	7.25% net	checking	Starbucks - 2017; Jimmy - 2012		checking	Cash	Starbucks - \$6.4B in sales!; Jimmy Johns - checking	P P	75,000 vehicles per day day on road and 143,000 vehicles per day on Interstate!!!
B 9138	Auto Parts	Pep Boys	CA SCA	\$2,920,000	5.65% net	1.50% annually	2022		4/5 yr	Cash	Approx \$265 million - many consider investment grade	P P	Proven location!!! dependable income... 6 Available ask for details...
				See Notes									

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									Options	Terms	Net Worth		
B	9140	Office Building	US Post Office	WI	\$2,145,000	7.50% net	checking	2017	checking	Cash		P P	Government backed lease... No termination clause!
B	9145	Retail	Tractor Supply	OH	\$2,997,744	6.94% net	yes ask for details	2022	checking	Cash	Believe investment grade. Largest Tractor Supply Co operating 460 stores in 30 states.	P R	Adequate reserves allowed in yield presented.
B	9151	Restaurant	MiMis Cafe	VA	\$2,250,000	6.0% net	10% every 5 yrs	2027	2/5 yr	Cash	Believed Strong	P P	Tenants in the area include Target, Kohl's, Best Buy, Ross, Petsmart, Staples, CVS and Marshalls...
B	9152	Ground Lease	Wachovia Bank **GROUND LEASE**	TX	\$2,443,000	5.65% net	6.5% in LY 6 & 8% in LY 11	2022	6/5 yr	Cash	Nations 4th largest bank holding co & 3rd largest full-service retail brokerage firm	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	9160	Warehouse Distribution	FedEx	MI	\$2,815,000	6.75% net	10% in LY 11; 5% in LY 16	2017	2/5 yr	Cash	Investment Grade	P P	Good location... Easy access to major highway!! High quality industrial building built to tenants specifications...
B	9168	Ground Lease	Capital One Bank **GROUND LEASE**	LA	\$2,000,000	5.25% net	10% every 5 yrs	2027	checking	Cash	Believed to be 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	9173	Retail	AT&T !REDUCED! !!!GOOD DEAL!!!	GA	\$2,418,000	7% !!!	10% @ options	2018	2/5 yr	Cash	S&P AAA	P R	Adequate reserves allowed in yield presented. Major retail corridor off Interstate... Outparcel to Home Depot & Kohls!!

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#	Type	(Deals marked Letter of Intent "L.O.I." may become re-available)												
B 9174	Ground Lease	Chilis **GROUND LEASE**	AZ	\$2,090,000	5.5% net	10% every 5 yrs	2018		4/5 yr	Cash	S&P 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. Prime, highly visable location directly across from the recently renovated Mall...
B 9178	Drug Store	CVS Pharmacy	TX STX	\$2,880,000	6.7% net	Checking	9/30/16		4/5 yr	Cash	S&P A	P	P	Free standing on corner of two busy streets
B 9195	Restaurant	Wendys	FL CFL	\$2,350,000	6.86% net	1.5% annually	2025		4/5 yrs	Cash	Strong Franchisee	F	P	Personally guaranteed lease... Located on main retail thoroughfare... Surrounded by national retailers!!
B 9204	Drug Store	Walgreens	MI	\$2,200,000	6.95% net	Std. %age rent clause.	8/31/12		8/5yr	Cash	A	P	P	Adequate reserves allowed in yield presented. Directly across from Starbucks anchored mall... <i>See Notes</i>
B 9206	Ground Lease	Applebees **GROUND LEASE**	TX STX	\$2,874,347		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 9213	Retail	Radio Shack and Schumacher Homes	MS	\$2,327,000	7.5% net	Radio - 4% in Ly4; Homes - None	Radio - 1/31/17; Homes - 3/31/13		Radio - 2/5 yr; Homes - 1/5 yr	Cash	Radio - S&P: A; Homes - checking	P	P	Out parcel to new Lowes!! Located on the busiest retail corridor in the State!!!!
B 9222	Ground Lease	CVS **GROUND LEASE**	TX STX	\$2,525,000	6.15%	5% @ options	2028		6/5 yr	Cash	S&P 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 9223	Restaurant	Starbucks and FedEx Kinkos	KS	\$2,230,000	7.00% net	Both - 10% every 5 yrs	Starbucks - 12/01/17; FedEx - 8/01/12		Starbucks - 4/5 yr; FedEx - 2/5 yr	Cash	Starbucks - \$6.4B in sales!; FedEx - Investment Grade	P	P	Ample customer support base - 10K residents within 1 mile... Hard corner location... Located down the street from the community college!!!

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#	Type	(Deals marked Letter of Intent "L.O.I." may become re-available)												
B 9 2 2 6	Ground Lease	Regions Bank **GROUND LEASE**	FL	\$2,818,000	5.5% net	12.5% every 5 yrs	12/31/26		4/5 yr	Cash	Believed to be 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 2 3 9	Bank Building	Colonial Bank **20 AVAILABLE**	AL	\$2,023,750	7% net	1.25% annually	2018		4/5 yr	Cash	S&P BBB	P	P	Price given is average... Yield is also projected average... Primary terms vary from 10, 12 or 15 yrs commencing at closing - Ask for details...
B 9 2 4 0	Restaurant	Mimis Cafe	VA	\$2,250,000	6.0% net	10% every 5 yrs	2028		2/5 yr	Cash	Believed Strong	P	P	Outparcel to Power Center... Tenants include Target, Kohls, Best Buy, PetSmart, Staples, CVS and Marshalls!
B 9 2 4 3	Restaurant	Applebees	ND	\$2,750,000	7.00% net	7.5% every 5 yrs	12/18/26		3/5 yr	Cash	Believed strong	F	P	
B 9 2 4 5	Gas/Convenience	Kangaroo Gas Station & Convenience Store	TN	\$2,195,000	7.50% net	lesser of 6.50% or 1.5 time CPI every 5 yrs	2023		6/5 yr	Cash	Believed strong	F	P	Long term passive investment property...
B 9 2 4 6	Restaurant	Zaxbys	AL	\$2,204,531	8.00% net	yes - annually	2028		checking	Cash	Believed strong	F	P	Area retailers include Dollar General, Rite Aid, Wachovia Bank and more...
B 9 2 5 1	Auto Service	Big O Tires	AZ	\$2,075,000	6.75% net	2% Annually	2018		2/5 yr	Cash	Believed strong	F	P	Ideally located in one of the fastest growing areas in the city!!
B 9 2 6 0	Restaurant	Chilis	NC	\$2,783,571	7.00% net	1.50% LY 2 & thereafter	6/30/27		2/10 yr	Cash	Believed Strong	F	P	Others in the area are Wal-Mart, Big Lots, Lowes, Sonic, Wendys, KFC and more...
B 9 2 6 1	Auto Parts	Advance Auto Parts	TX STX	\$2,134,800	7.25% net	@ Options	8/31/22		3/5 yr	Cash	S&P:BBB+	P	P	Fronts US Highway with easy access to interstate... Located in one of the fastest growing cities in the US!!!

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B 9285	Ground Lease	Chase **GROUND LEASE**	AZ	\$2,475,000	5.25%	10% every 5 yrs	2028		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 9287	Restaurant	Bakers Square	IL	\$2,450,000	6.925%	1% Annually	5/31/21		4/5 yr	Cash	Viacorp, market cap: \$174M - owns and franchises over 370 restaurants	P	P	Located on major thoroughfare... Others in the area are Steak N Shake Restaurant, Walgreens, La Z Boy Furniture and more!!
B 9291	Restaurant	IHOP **3 AVAILABLE**	FL NFL	\$2,232,000	6.9%!	1.25% Annually	2028		Checking	Cash	Believed Strong - one of largest IHOP franchisees.	F	P	May be bought separately - Prices range from \$1.665M to \$2.69M...
B 9292	Ground Lease	Taco Cabana **GROUND LEASE**	TX STX	\$2,000,000	6.0%	10% every 5 yrs	2028		2/5 yr	Cash	\$115 million	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 9295	Warehouse Distribution	Georgia Pacific Corporation !!VERY GOOD DEAL!!	SC	\$2,226,793	6.75%	1% Annually	7/2018		5/5 yr	Cash	\$5.27 Bil. NYSE: GP	P	P	Property is positioned with good access to interstate... Airport is approximately 1.5 miles east of property!!!
B 9299	Ground Lease	Chilis **GROUND LEASE**	NJ	\$2,250,000	6%	10% in LY 11	2018		6/5 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 9300	Ground Lease	Capital One **GROUND LEASE**	TX CTX	\$2,608,695	5.75%	10% every 5 yrs	2028		Checking	Cash	Believed to be 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 9301	Restaurant	Dennys	IN	\$2,000,000	7.0%	5% every 5 yrs	2028		4/5 yr	Cash	Believed Strong - 4th largest Franchisee	F	P	Adjacent to Days Inn Motel... Average HH Income \$56K+!

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B 9316	Auto Parts	Advance Auto Parts	MA	\$2,225,807	7.19%	10% @ 1st Option; 5% @ 2nd & 3rd Options	10/31/22	3/5 yr	Cash	S&P:BBB+	P R		Adequate reserves allowed in yield presented. Structure Only!!!
B 9317	Ground Lease	Capital One Bank **GROUND LEASE**	TX CTX	\$2,050,000	5.85%	Yes	2028	Checking	Cash	Believed to be 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 9318	Ground Lease	Wachovia Bank **GROUND LEASE**	TX CTX	\$2,142,000	5.60%	Yes	2028	4/5 yr	Cash	Nations 4th largest bank holding co & 3rd largest full-service retail brokerage firm	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 9322	Restaurant	Starbucks !!ABOVE NORMAL INCREASES!!	FL NFL	\$2,575,760	6.75%	12% every 5 yrs	2017	4/5 yr	Cash	\$6.4B in sales!	P P		Prime location!!!
B 9328	Retail	Old Time Pottery	TN	\$2,950,000	11.2% net	\$.25 psf @ Options	12/31/2010	3/5 yr	Cash	Checking on this	P P		They sell discounted closeout and overstock housewares, silk flowers, framed art, linens, rugs, craft supplies, etc.
B 9329		Goodyear Tire & Rubber Company !!REDUCED!! !VERY GOOD DEAL!	TX STX	\$2,092,000	7.45% net exclu. equip. 8.25% incl.	None during base term / 5% ea. option period	7/31/21	6/5 yr	Cash	Investment grade	P P		Price including equipment:\$2.092 Mil. / Price excluding equipment: \$1.997 Mil. Equip. lease pays out over 5 yr.s. - total cash return incl. equip. pymt.s + Goodyear pymt.s = 8.25%! . Ask for details on equipment... Located close the the main arteries of the city (a very exciting, fast growing suburb of Dallas..!
B 9331	Ground Lease	Applebees **GROUND LEASE**	GA	\$2,154,000	6.50%	10% @ Options	3/2025	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.

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B 9	Retail	Sherwin Williams	GA	\$2,213,466	7.50%	10% @ Options	2018	3/5 yr	Cash	Investment grade	P R	Adequate reserves allowed in yield presented.
3												
3												
4												