

**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

**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 #	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
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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!
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 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 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 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 1103	Auto Service	Bridgestone	FL SFL	\$2,616,658	8.50%	Checking	2019	Checking	Cash	Strong	P R	
B 1180	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.

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B 9373	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 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.
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!!
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 improvments revert to the landowner at the end of the lease term.....

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												P	P	
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!!
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 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 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 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 9 2 9	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 9 9 3 0	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 9 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 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 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 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 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...

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#	Type											
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 9889	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!!!!