

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			
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...
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" proprety...

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See split rules on top of first page.**

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#	Type	(Deals marked Letter of Interest "L.O.I." may become re-available)	ID										
B 029	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	P	Next to Shopping Mall... Surrounding Retailers include Target, Ross, Borders Books, Pier 1 Imports, and others... Close proximity to major thoroughfare highway...
B 036	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	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 037	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	P	Irreplaceable Real Estate..Optional financing avail!.. Ask for details on the others...
B 048	Restaurant	IHOP	CO	\$2,550,000	7.47%	10% @ Options	2027	3/5 yr	Cash	Corporate	P 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 066	Restaurant	Santa Fe Cattle Company	OK	\$2,874,000	9.0%	Yes ask for details	2029	2/5 yr	Cash	Checking	P P	P	Others in the area are Home Depot, Wal-Mart Supercenter, Holiday Inn Express, and others...
B 068	Restaurant	Del Taco	UT	\$2,075,000	8.0%	10% every 5 yrs	3/31/29	Checking	Cash	#1 National Franchisee	F P	P	Sits on main Arterial in City...
B 084	Bank Building	Wachovia Bank (Wells Fargo)	TX STX	\$2,899,000	6.90%	10% every 5 yrs	2027	Checking	Cash	A	P P	P	High Income... High Growth Suburb!! Adjacent to Medical Center!!!
B 097	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	P	Only fuel station for several miles along interstate!! Conveniently serving the Master Planned communities of City...

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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 1160	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 1163	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 1164	Restaurant	Romanos Macaroni Grill	TX CTX	\$2,389,200	8.50%	2% Annually	2019	4/5 yr	Cash	Beleived Strong	P	P	Others in the area include Saltgrass, Shady Grove BBQ, Zias and more... Great visibility from Interstate!
B 9300	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 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 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!!

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B 9 9 0 5	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 9 9 0 9	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 9 9 1 5	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 9 9 1 8	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 9 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 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 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	

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B	9 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 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 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 6	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!!