

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			
B 0117	Drug Store	Walgreens	TX STX	\$4,600,000	6.15%	Std. %age rent clause.		8/5yr	Cash	A	P	P	Others in the area are HEB Foods, Dollar General, Wal-Mart, Sonic, and more...
B 0200	Drug Store	Walgreens	CO	\$4,675,000	7.6%	Std. %age rent clause.	2034	8/5yr	Cash	A	P	P	Hard corner location!!!
B 0211	Drug Store	Walgreens	TX STX	\$4,099,000	7.56%	Std. %age rent clause.	2034	8/5yr	Cash	A	P	P	Major employers in the area are Wal-Mart Distribution Center, Weyerhaeuser, and BAE Systems

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		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 Type: (P) Pure Net (R) Roof & Structure	Notes
#	Type	(Deals marked Letter of Interest "L.O.I." may become re-available)											
B 031	1 Restaurant	Sweet Tomatoes !!!REDUCED-GOOD DAMN DEAL!!!!!!	TX STX	\$3,225,000	8.5%!!!!!!	Next: 1/1/10!!! 10% Every 5 yrs	12/31/19		2/10 yr	Cash	Believed Strong	P R	Adequate reserves allowed in yield presented. Excellent exposure along dominant traffic corridor... Positioned directly in front of Mall!!
B 038	1 Auto Parts	Pep Boys !!7 AVAILABLE!!!Seller financing avail.!	AZ	\$3,503,500	7.25CAP/8.2% C-O-C W/FINAN.!	1.5% Annually	2024		Checking	Cash	Approx \$265 million - many consider investment grade	P P	Irreplaceable Real Estate... Ask for details on the others...
B 039	1 Auto Parts	Pep Boys !!7 AVAILABLE!!!Seller finan. avail.!	NV	\$4,141,200	7.25CAP/8.2% c-o-c w/seller loan!	1.5% Annually	2024		Checking	Cash	Approx \$265 million - many consider investment grade	P P	Irreplaceable Real Estate... Ask for details on the others...
B 047	1 Drug Store	CVS	TX STX	\$4,644,000	7.06%	\$0.50/Sq Ft @ Options	10/8/24		4/5 yr	Cash	Investment Grade	P P	Loan: \$2.920M; 6.15%; 30 yr amort; Must be assumed; Assumption fee 1%; below market rate, non-recourse, 63% LTV
B 061	1 Retail	RSC Equipment Rentals !!!GREATLY REDUCED!!!2 AVAILABLE!! (can be bought separately)	TX	\$3,450,000	9%	12.5% in LY 5	2019		3/5 yr	Cash	Believed Strong	P P	Price shown is for both - but can be bought separately. Ask for Details..
B 064	1 Restaurant	Sonic **3 AVAILABLE*CAN BE PURCHASED SEPERATELY	TX STX	\$3,256,000	9.69%	Std. %age rent clause. See Notes	2019		Checkikng	Cash	Successful Franchisee	F P	3 Availabe - Can be sold Separately or in any combination... Tenant already paying percentage rent (7% of gross sales)... Absolute net, 20-year leases!!!
B 087	1 Auto Parts	Pep Boys **7 AVAILABLE**	NV	\$4,141,200	7.25%	1.5% Annually	2024		Checking	Cash	Approx \$265 million - many consider investment grade	P P	Prices range from \$2.739M to \$5.585M; Yields range from 7.00% to 7.50%; 8.50% Return with Seller Financing
B 114	1 Auto Parts	Pep Boys	NM	\$4,379,760	7.25%	1.5% Annually	2024		Checking	Cash	Corporate	P P	Irreplaceable Hard Corner Location

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B 1120	Restaurant	Buffalo Wild Wings !!3 AVAILABLE!!	AZ	\$3,593,500	8.25%	8% every 4 yrs	2030	Checking	Cash	Believed Strong	P P	Others are priced at \$3.045M & \$3.295M - Ask for Details	
B 1154	Child Care	Tutor Time	CA NCA	\$4,870,000	7.25%	12% every 5 yrs	2024	3/5 yr	Cash	Successful Multi-Unit Operator	F P	140,000 people are within 3 miles... Average HH Income \$85K...	
B 1174	Restaurant	Buffalo Wild Wings	TX STX	\$3,225,000	7.80%	10% every 5 yrs	2024	3/5 yr	Cash	Believed Strong	F P	Irreplaceable infill location along interstate! Fantastic Traffic Counts!!!!	
B 9659	Drug Store	CVS Pharmacy	TX CTX	\$4,100,000	7.2%	Std. %age rent clause.	7/2/18	4/5 yr	Cash	S&P A	P R	Adequate reserves allowed in yield presented.	
B 9677	Retail	Hobby Lobby & Orscheln Farm & Home !SELLER FINANCING AVAIL.!	KS	\$3,900,000	8.48%	Hobby - 3% GS; Orscheln - 2% GS	Hobby - 7/31/18; Orscheln - 9/30/14	Hobby - 2/5 yr; Orscheln - 3/5 yr	Cash	Hobby - \$103M; Orscheln - Believed to be strong	P P	Site easily accessed off busy highway...	
B 9740	Retail	Office Depot !!REDUCED!!	CO	\$3,660,000	8%!	12% in LY 6	2018	2/5 yr	Cash	S&P BBB-	P P	Others in the area are Wal-Mart, Sams Club, Old Navy, Ross Dress for Less, JCPenny, Sports Authority and more...	
B 9826	Ground Lease	Bank of America **GROUND LEASE**	TX STX	\$3,440,000	6.25%	10%/5 yr.s	2028	8/5 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 9827	Restaurant	Raising Cane !!REDUCED- GOOD DEAL!!	NV	\$3,311,000	9.03%!!	10% every 5 yrs	2028	5/5 yr	Cash	Believed to be strong	P P	Excellent freeway visibility and access!!!	

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B 9	Ground Lease	Comerica Bank	TX	\$3,350,000	7%	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.	
9		!REDUCED-A TRUE	STX										
3		BARGAIN! **GROUND											
3		LEASE**											