

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 1004	Drug Store	Walgreens	FL SFL	\$7,500,000	7.0%	Std. %age rent clause.	2034	10/5yr	Cash	A	P	P	Highly desirable demographics!!! Average HH Income \$121K...
B 1008	Drug Store	CVS **GROUND LEASE** !!2 AVAILABLE!!	NY	\$8,900,000	6.85%	10% every 5 yrs	2034	9/5 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. Both offered together...
B 1009	Ground Lease	Walgreens **GROUND LEASE**	FL CFL	\$6,000,000	6.67%	10% every 10 yrs	4/30/34	5/10 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.

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 (P) Pure Net Type: (R) Roof & Structure	Notes
#	Type	(Deals marked Letter of Interest "L.O.I." may become re-available)											
B 1012	Drug Store	Walgreens !!5 AVAILABLE!!	GA	\$5,227,272	6.60%	Std. %age rent clause.	2034		8/5yr	Cash	A	P P	Prices range from \$4.693M to \$6.746M... Yields range from 6.30% to 6.60%... Ask for Details!!!
				See Notes	See Notes								
B 1015	Drug Store	CVS	FL	\$5,633,300	6.35%	5% @ Options	2034		6/5 yr	Cash	BBB+	P P	Excellent signaled hard corner intersection... New construction... No Deferred maintenance... No debt to assume!!!
B 1018	Drug Store	Walgreens !!VERY GOOD DEAL!! BEST IN THE USA!!	GA	\$5,056,000	7.20%	Std. %age rent clause.	4/2031		10/5yr	Cash	A	P P	Trophy location!!! Others in the area are Olive Garden, Chilis, Publix Supermarket, and more...
B 1019	Drug Store	Walgreens	FL SFL	\$6,363,600	6.60%	Std. %age rent clause.	1/2034		10/5yr	Cash	A	P P	Excellent location... New Construction... No debt to assume!!
B 1030	Restaurant	Champps America	MI	\$5,256,000	8.25%	7.35% every 3 yrs	2/28/22		3/5 yr	Cash	Approx. \$50 million	P P	
B 1050	Drug Store	CVS	NJ	\$8,300,000	7.0%	Fair Market @ Options - See Notes	1/31/35		8/5 yr	Cash	Investment Grade	P P	First two options flat, remaining six are fair market value... Absolute triple net bonded lease!!!
B 1051	Restaurant	Popeyes **5 AVAILABLE**	GA	\$5,263,409	10.50%	2% Annually	4/30/29		3/5 yr	Cash	S&P B+	P P	5 Store Portfolio - Various Cities!! Ask for details
B 1055	Restaurant	Olive Garden / Chick-Fil-A **GROUND LEASE**	PA	\$5,965,000	7.76% c-o-c	10-12.5% every 5 yrs	6-15 yrs		Checking	See Notes	Both 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. Loan: \$3.687M; 5.47%; 30 yr amort; Assumption...

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B 105	Warehouse Distribution	Fed Ex Ground	NY	\$5,415,122	9.00% (10% c-o-c)	10% @ 1st Option; 5% in 2nd	10/1/18		2/5 yr	Cash	Investment Grade	P	P	Build to Suite...
B 113	Office Building	Omni / JDC Office Building !!REDUCED!!	OH	\$7,400,000	8.2%	5% Annually after 5 yrs	2019		Checking	Cash	Checking	P	P	Located in fast growing city... Sales Price & Yield vary as follows: \$7.625M 8% yield; \$7.750M 7.87% yield; \$8.000M 7.63% yields - Ask for Details
B 141	Retail	Petsmart	IN	\$5,326,228	8.75%	CPI Max 5% to 10%	11/30/19		4/5 yr	Cash	Believed Investment Grade	P	P	This inline store is part of the mall... Others in the area are Dicks Sporting Goods, JC Penny, Sears, Macys, and more...
B 155	Drug Store	Walgreens	ME	\$6,838,709	7.75%	Std. %age rent clause.	2034		8/5yr	Cash	A	P	P	
B 169	Ground Lease	CVS Pharmacy & Provident Bank **GROUND LEASE**	NY	\$8,235,000	7.40%	5% @ Options	2034		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 372	Warehouse Distribution	FedEx !!FURTHER REDUCED!! !EXTRA DAMN GOOD DEAL!! (Tax-free state...) (Good financing avail.)	NH	\$5,161,000	8.15%!!!! (9.2% c-o-c finan. avail)	@ options: 10% yr.11; 5% yr.16	2018		2/5 yr	Cash	S&P BBB	P	P	Good financing available! New construction and Good location!!! High quality industrial building on 21+ acre lot... Fed Ex has right (and intends to) to expand by 10,513 sq ft AT THEIR EXPENSE (paying extra rent as well!!!)
B 649	Retail	General Dynamics	FL NFL	\$7,400,000	9.2%	1.5% Annually	2013		2/3 yr	Cash	Believed Strong	P	P	Seller is taking full responsibility of ALL maintenance and repairs during the full lease term with General Dynamics!!!
B 783	Retail	Staples	FL NFL	\$5,819,000	7.00%	10% @ Options	2/28/19		4/5 yr	Cash	Staples - Investment grade; S&P:BBB	P	P	Excellent retail corridor location!! Others in the area are Sams Club, Lowes and the Mall... Near Interstate

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												P	F	P	R	
B	9799	Warehouse Distribution	FedEx Freight	TN	\$9,090,000	7.75%	10% in LY 15; 5% @ Options	6/30/23	2/5 yr	Cash	Investment Grade	P	P	P	P	New construction... Property will be delivered free and clear of permanent financing!!
B	9906	Ground Lease	McCormick & Schmicks Fresh Seafood **GROUND LEASE**	IL	\$5,303,030	6.60%	10% every 5 yrs	2024	2/5 yr	Cash	Believed Strong	P	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.