

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 9088	Drug Store	Walgreens	SC	\$5,250,317	6.3% net	Std. %age rent clause.	2032	10/5yr	Cash	A	P	P	On the corner of two highways...
B 8831	Drug Store	Walgreens	PA	\$6,640,000	6.25% net	Std. %age rent clause.	2032	8/5yr	Cash	A	P	P	This project is contiguous to high sales volume retail center anchored by Target and Giant Eagle...
B 8837	Retail	Kohls	PA	\$9,800,000	6.58% net	checking	2/1/2020	6/5 yr	Cash	BBB+	P	P	Presides along the west side of the Galleria Mall, a 768,000 sq ft regional mall, located off of the highway...

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B 8849	Retail	La Z Boy	IL	\$5,125,000	7.41% net	checking	2015	checking	Cash	Believed to be strong		P	P	Ideal for 1031 purchaser... Yrs 7-10 provide a 8.33% cap rate at asking price...
B 8854	Drug Store	Walgreens	MA	\$8,406,504	6.15% net	Std. %age rent clause.	2032	8/5yr	Cash	A		P	P	Great in-fill location just off interstate...
B 8856	Drug Store	Walgreens	IL	\$7,425,000	6.5 %	Std. %age rent clause.	10/31/21	8/5yr	Cash	A		P	R	Adequate reserves allowed in yield presented.
B 8867	Ground Lease	Lowes	SC	\$9,056,604	5.30% net	10% in yr 11	2031	3/5 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 8871	Gas/Convenience	Shell Oil	IL	\$7,205,000	5.50% net	15% every 5 yrs	5/31/22	4/5 yr	Cash	S&P AA-Equilon Enterprises, LLC		P	P	Corporate Guarantee... Possible special rapid depreciation treatment!!!
B 8872	Gas/Convenience	Shell Oil	IL	\$8,746,000	5.50% net	15% every 5 yrs	5/31/22	5/5 yr	Cash	S&P AA-Equilon Enterprises, LLC		P	P	Corporate Guarantee... Possible special rapid depreciation treatment!!!
B 8885	Drug Store	Walgreens	GA	\$5,800,000	6.21% net	Std. %age rent clause.	6/30/81	None	See Notes	A		P	P	Loan: \$4.200M; 5.810%; Assumption; 10 yr term; Interest Only. 7.25% cash flow after debt service...
B 8889	Retail	Staples	DC	\$6,342,333	6.75% net	10% every 5 yrs	2017	checking	Cash	Investment grade; S&P:BBB		P	P	Premiere Power center location - Anchored by Target
B 8900	Office Building	Jacobs Engineering	WI	\$5,006,800	7.35% net	checking	2032	checking	Cash	fortune 500 company		P	P	Building completely remodeled in 2004 including new roof, flooring, ceilings and parking lot...

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B 8910	Drug Store	Walgreens	NY	\$6,320,000	6.25% net	Std. %age rent clause.	2032		8/5yr	Cash	A	P P	Others in the area are Pizza Hut, Family Dollar, Firestone Tire and more!
B 8930	Retail	Circuit City	GA	\$6,670,000	6.94% net	\$2.00 psf @ options	2017		4/5 yr	Cash	A	P R	Adequate reserves allowed in yield presented. Part of two property offering! Can be purchased together or seperately... Ask for Details!!!
B 8937	Drug Store	Eckerd	NC	\$5,382,539	6.29% net	in options	2022		checking	See Notes	S&P:A	P P	Non-Recourse prepackaged debt, No loan assumption... 8.25% guaranteed c-o-c return!!! Strong store sales! Growing retirement community...
B 8938	Drug Store	Walgreens	GA	\$5,160,000	6.2% net	Std. %age rent clause.	11/032		8/5yr	Cash	A	P P	The project is contiguous to a high sales volume retail center achored by a Publix and a Lowes...
B 8941	Drug Store	Walgreens !!!VERY GOOD DEAL!!!	TN	\$5,000,000	7.0% net	Std. %age rent clause.	9/30/2019		None	Cash	A	P P	Seller will pay off the loan (at his expense) and deliver free and clear!!!
B 8945	Drug Store	Walgreens	OH	\$5,582,136	6.27% net	Std. %age rent clause.	2032		10/5yr	Cash	A	P P	Good location
B 8959	Ground Lease	Chase Bank	IL	\$5,524,000	5.25% net	10% every 5 yrs	2037		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 8969	Drug Store	Walgreens	IL	\$6,193,000	6.10% net	Std. %age rent clause.	2032		8/5yr	Cash	A	P P	Strategically situated at a heavily trafficked signalized instersection...
B 8996	Drug Store	Rite Aid !!GOOD DEAL!!	PA	\$8,842,215	7.0% net	yes @ options	2027		6/5 yr	Cash	B-	P P	New Construction... Great location!

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B 9001	Drug Store	Walgreens !GOOD DEAL!	NY	\$5,515,000	6.60 % net!	Std. %age rent clause.	12/2032		8/5yr	Cash	A	P	P	
B 9012	Retail	Sams Club	WI	\$9,575,000	7.75% net	checking	2013		checking	Cash	S&P: AA	P	P	Located adjacent to shopping center... Excellent visibility from the interstate!
B 9013	Drug Store	Walgreens **4 AVAILABLE**	NC	\$5,806,450	6.20% net	Std. %age rent clause or 10% every 10 yrs - Ask	2032		8/5yr	Cash	A	P	P	Prices range from \$3.741M to \$6.400M... Yields range from 6.00% to 6.23% - Ask for details
B 9014	Drug Store	Walgreens	NJ	\$8,985,000	6.10% net	8% @ options	2032		4/10 yr	Cash	A	P	P	Unlike other Walgreens leases there are avery rare 8% rental bumps and 4/10 yr options!!! Great deal...
B 9032	Drug Store	Walgreens	NJ	\$7,396,825	6.3% net	Std. %age rent clause.	2033		8/5yr	Cash	A	P	P	Rent commences January 2008 - Can close Februrary 1, 2008... Located on a major retail artery - signaled corner location!
B 9033	Drug Store	Walgreens	NC	\$5,700,000	6.3% net	Std. %age rent clause.	2032		8/5yr	Cash	A	P	P	No debt in place... Main location on major retail artery! signaled corner location!!
B 9036	Drug Store	Walgreens	NY	\$6,172,000	6.4% net	Std. %age rent clause.	2032		50/1 yr	Cash	A	P	P	Strategically located 6 blks from hospital... Free & clear of debt!
B 9040	Drug Store	Walgreens	MI	\$5,123,000	6.50% net	Std. %age rent clause.	2/28/28		10/5yr	Cash	A	P	P	Trophy location! others in the area are Target, Starbucks, Kohls and more!! Excellent corner location...
B 9043	Drug Store	Walgreens	GA	\$5,150,000	7.00% net	Std. %age rent clause.	2032		8/5yr	See Notes	A	P	P	Loan: \$3.0M; Cash \$2.552M; 7.04%; 20 yr Amort; Payoff 10/1/22; Balance \$2.637M; Non-recourse; transfer fee 1.0% - ask for details

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B 0 7 0	Office Building	Building Plastics, Inc.	TN	\$8,840,000	7.17% net 8.00% c-o-c after loan	3% Annually	ask		checking	See Notes	Checking	P	P	Loan: \$5M; 5.49%; due 2012 - must be assumed; Cash \$3.840
B 0 8 4	Office/Warehouse	Leeds	PA	\$7,700,000	7.79% net	yes-checking	2022		checking	Cash	Believed strong	P	P	New Headquarters for strong privately held tenant... Tenant contemplating expansion!
B 0 8 7	Drug Store	Walgreens	IL	\$5,638,650	6.15% net	Std. %age rent clause.	2032		8/5yr	Cash	A	P	P	Brand new building located in front of Sportsplex facility and sits adjacent McDonalds...
B 0 9 1	Retail	Petsmart !!GOOD DEAL!!	MA	\$5,600,000	6.72% net	10% every 5 yrs	2017		checking	Cash	\$300 Mil Networth	P	P	GOOD DEAL!!! Superb retail location... Immediately accessible from heavily trafficked route-daily count 60,000++
B 1 0 1	Retail	Camping World **4 AVAILABLE**	VA	\$6,319,329	7.75% net	Yes	2022		checking	Cash	Believed strong	P	P	Prices range from \$6.315M to \$7.523M - Ask for details!! All in Highly visible and superb locations!!
B 1 0 6	Ground Lease	CVS **GROUND LEASE** !!GOOD DEAL!!	FL CFL	\$5,200,000	6.0% net	5% @ options	2032		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 1 0 9	Medical/Office	Advocate Health and Hospitals Corporation	IL	\$5,600,000	7.05% net	Annually 2.5%	2016		2/5 yr	Cash	Believed strong	P	P	Located in business park with 90% occupancy... New construction surrounded by major retail center including Borders, Dicks Sporting Goods, Ethan Allen & Best Buy...
B 1 1 7	Drug Store	Walgreens	NC	\$6,317,000	6.3% net	Std. %age rent clause.	2031		10/5yr	Cash	A	P	P	This site is a solid infill corner location on Main Street. 61,000 people live within a three mile radius of the site...

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B 9 1 2 1	Drug Store	Rite Aid	PA	\$5,697,486	7.20% net	10% every 10 yrs	2027	checking	Cash	B-	P	P	Relocations Stores... No management required... Free & Clean of debt!
B 9 1 3 5	Drug Store	Walgreens	FL CFL	\$7,991,000	6.00% net	Std. %age rent clause.	2032	8/5yr	Cash	A	P	P	Hard corner location... Excellent Traffic Counts - Intersection averages 53K vehicles per day!
B 9 1 4 3	Auto Parts	Pep Boys	PA	\$5,150,377	6.90% net	1.50% annually	2022	4/5 yr	Cash	Approx \$265 million - many consider investment grade	P	P	6 Available - Ask for details...
B 9 1 5 3	Drug Store	Walgreens	SC	\$5,714,286	6.3% net	Std. %age rent clause.	2032	50/1yr	Cash	A	P	P	Located on busy highway...
B 9 1 5 4	Drug Store	Walgreens	NY	\$6,142,000	6.35% net	Std. %age rent clause.	2032	50/1 yr	Cash	A	P	P	Located in picturesque beauty, wineries and historical landmarks...
B 9 1 5 6	Drug Store	Walgreens	MD	\$6,350,000	6.3% net	Std. %age rent clause.	2032	10/5yr	Cash	A	P	P	Premier high growth area... Strong demographics!
B 9 1 5 8	Drug Store	Walgreens	MD	\$6,640,625	6.4% net	Std. %age rent clause.	2032	10/5yr	Cash	A	P	P	High Traffic signalized corner!! Growing working class suburb...
B 9 1 6 1	Warehouse Distribution	FedEx	OH	\$6,120,000	6.80% 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...

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B 9179	Drug Store	Walgreens	NC	\$5,440,000	5.80% net	Std. %age rent clause.	2028	8/5yr	Cash	A	P	P	Outparcel to grocery anchored (Lowe's Food) Shopping Center!!!
B 9188	Warehouse Distribution	Caterpillar	MS	\$7,168,400	7.19% net	Checking	12/31/12	Checking	Cash	S&P A	P	R	Adequate reserves allowed in yield presented.
B 9189	Drug Store	Walgreens	FL CFL	\$6,480,000	6.25% net	Std. %age rent clause.	2033	10/5yr	Cash	A	P	P	Lease commences April 2008... Excellent hard corner signalized intersection location!!!
B 9193	Drug Store	Rite Aid	NJ	\$8,270,030	6.90% net	Flat in base term	5/30/25	6/5 yr	Cash	B-	P	P	Located at signalized intersection... In a growing community!
B 9198	Retail	Greg Appliances	OH	\$6,594,000	6.94% net	\$1.00 per sq ft in options	3/31/23	4/5 yr	Cash	Net worth \$16.3 Million	P	R	Adequate reserves allowed in yield presented. New construction... Excellent interstate visibility!!
B 9209	Drug Store	Walgreens	MI	\$6,581,000	6.20% net	Std. %age rent clause.	2032	8/5yr	Cash	A	P	P	Across from Grocer anchored center... Strong retail corridor!!
B 9214	Drug Store	Walgreens	IL	\$5,555,556	6.3% net	Std. %age rent clause.	2032	8/5yr	Cash	A	P	P	Loan - Cash - \$1.897M; 10 yr term, 5.33%; 1/2% assumption fee - ask for details...
B 9227	Retail	Sportsman Warehouse	VA	\$9,180,000	7.5% net	5% every 5 yrs	11/30/22	5/5 yr	Cash	Corporate signature - Successful private co. - 67 stores / 28 states	P	P	Fixed rental increases!!! Brand new construction... Excellent retail location!!! Modest net worth at this time of only about \$3.5 million. But have plans for steady, safe expansion. Concept has been extremely well received - stores are very successful - pattern is similar to REI mega-sports and outdoor equipment stores you may be familiar with.

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B 9 2 2 8	Supermarket	Super Bi Lo	SC	\$7,034,483	7.25% net	5% every 5 yrs	20 yr from COE		6/5 yr	Cash	Checking - Belived Strong	P	P	Proposed new loan: \$4.572M; 6.25%; 30 yr amort; Various Term...
B 9 2 3 4	Retail	Wal Mart Supercenter	OH	\$5,903,983	6.0% net	Percentage Rent @ options	10/31/22		5/5 yr	Cash	A	P	P	Average HH Income \$61K+... Traffic Counts 63K per day... Good location!!!
B 9 2 7 3	Retail	Hhgregg	OH	\$6,594,000	6.94%	\$1.00/SQ FT @ Options	2/28/23		4/5 yr	Cash	Checking	P	R	Adequate reserves allowed in yield presented. One block east is a Power Center anchored by Wal-Mart Supercenter!!
B 9 2 7 4	Drug Store	Rite Aid	OH	\$5,880,000	7.25%	Checking	2028		Checking	Cash	B-	P	P	100% fee simple interest NNN lease... This asset offers an investor the opportunity to be landlord to a premier national tenant!!!
B 9 2 7 8	Ground Lease	Lowes **GROUND LEASE**	SC	\$8,850,000	5.42%	10% in yr 11	2031		3/5 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 9 3 0 2	Drug Store	CVS	FL SFL	\$6,763,285	6.30%	Checking	2023		10/5 yr	Cash	S&P A	P	P	Extremely high traffic count of 51k cars per day!!! Irreplaceable, Hard to Develop location in Highly Desirable Location!!!
B 9 3 3 5	Warehouse Distribution	FedEx Distribution Center	NC	\$9,500,000	6.57%	None	6/30/17		Checking	Cash	Investment Grade	P	R	Adequate reserves allowed in yield presented.
B 9 3 3 9	Drug Store	Walgreens	NY	\$7,061,000	6.40%	Std. %age rent clause.	2033		8/5yr	Cash	A	P	P	Picturesque location... Newly developed!
B 9 3 5 1	Drug Store	Walgreens	TN	\$5,396,825	6.3%	Std. %age rent clause.	2033		8/5yr	Cash	A	P	P	Highest trafficked intersection in County!!! Near many tourist attractions... Fabulous "Main and Main" location!!!

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B	9 3 6 2	Ground Lease Millers Ale House **GROUND LEASE**	IL	\$5,379,000	7.25%	2% Annually in Options	12/2022	4/5 yr	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.