

**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 1006	Drug Store	CVS	CA SCA	\$8,650,000	7.44%	8% every 5 yrs	12/12/26	8/5 yr	See Notes	S&P A	P	P	Loan: \$6.658M; 5.76%; Interest Only payments through the full 10 yr term; Due August 2017; Assumable...
B 1072	Supermarket	Albertsons	AZ	\$6,791,098	8.2%	5% every 5 yrs	20 yrs from COE	8/5 yrs	Cash	Pvt. equity group - approx. \$110 Mil.	P	P	Others in the area are Bank of America, Wells Fargo, Hi-Health, and more...
B 1085	Gas/Convenience	Chevron	CA NCA	\$6,500,000	6.5%	CPI every 2 yrs not to exceed 3%	2020	4/5 yr	Cash	Beleived Strong	P	P	Strategically place on a highly visible corner lot exiting off Highway in a growing community of 82,000!!

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#	Type	(Deals marked Letter of Interest "L.O.I." may become re-available)												
B 1 0 4	Warehouse Distribution	Fed Ex Ground !!REDUCED!!	NM	\$6,592,000	8.25%	10% @ 1st Option; 5% @ 2nd	6/1/19		2/5 yr	Cash	Investment Grade	P	P	Lot is approx 7,9824 acres... Across from Municipal Airport! Located near two major highways!!!!
B 1 1 9	Retail	Office Depot	CA SCA	\$9,980,000	9.0%	10% every 5 yrs including options starts 10/1/13	9/30/18		4/5 yr	Cash	Investment	P	P	Strongtg demographics - low management
B 1 2 5	Ground Lease	Bank of America **GROUND LEASE**	TX STX	\$6,240,000	6.25%	10% every 5 yrs including options	2029		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 1 2 7	Retail	Forever 21	CA SCA	\$5,722,000	9.00%	10% every 5 yrs	9/30/27		6/5 yr	Cash	Believed Strong	P	P	Excellent location; Average Daily traffic count in excess of 75,000 cars per day...
B 1 3 2	Supermarket	Albertsons	TX CTX	\$5,540,000	7.75%	10% every 5 yrs	2029		4/5 yr	Cash	Pvt equity group-aprox. \$110 Mil.	P	P	Located in prestigious community...
B 1 5 0	Ground Lease	Bank of America **GROUND LEASE**	TX CTX	\$6,000,000	6.00%	10% every 5 yrs	2024		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 1 6 1	Retail	EI Tapatio	CA SCA	\$8,146,000	7.5%	10% every 5 yrs	2024		3/5 yr	Cash	Beleived Strong	F	P	Personally guaranteed by principals of EI Tapatio... In dominant retail hub for the trade area!!
B 8 9 0	Office/Warehouse use	Alcoa, Inc. !!REDUCED (again!)!! !!EXTRA GOOD DEAL!!	TX CTX	\$8,686,000	8.25 CAP! / Approx. 8.73% if leveraged	10% @ 1st option; 5% 2nd option	8/2026		2/5 yr	Cash	S&P BBB+	P	P	High yield! Strong investment grade. Possib. loan: \$6.5 Mil./6.25%/25-10 ----- c-o-c approx. 8.73%!
B 9 5	Warehouse Distribution	General Dynamics National Steel & Shipbuilding Company - !!reduced!! !!good deal!!	CA NCA	\$6,020,000	6.75%!	2% Annually	2018		Checking	Cash	General Dynamics owns 100% of National Steel & Shipbuilding - assume	P	P	Price signigicantly below replacement cost... Historically low industrial vacancy rates in area...

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.

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)											
											investment grade..!		
B	9676	Retail	Tractor Supply	CA NCA	\$6,864,000	Checking	10% every 5 yrs	9/2022	4/5 yr	Cash	Believe investment grade	P P	Others in the area are Wal-Mart Supercenter, Safeway, Wendys, Longs Drugs, Big O Tires, and more...
B	9702	Drug Store	Walgreens !!GOOD DEAL!!	TX CTX	\$5,067,000	7.4%!!	Std. %age rent clause.	10/31/33	std	Cash	A	P P	Brand New Construction!!! Free & Clear of Debt...
B	9901	Office/Warehouse	Pape Rents	NV	\$5,072,130	6.90%	5% every 30 months	5/31/23	Checking	Cash	Checking	P P	Located in Center Corporate Park!! Excellent access to Interstate...
B	9907	Supermarket	Fresh & Easy	CA SCA	\$8,865,000	6.6%	Yes - ask for details	2029	Checking	Cash	Tesco	P P	Dense residential base surrounding the subject property... Underserved Retail trade area... Excellent Access - Dedicated signal directly in front of property!!!
B	9987	Retail	Staples & PetSmart	CA	\$9,452,000	7.00CAP/9 %c-o-c after loan	10% every 5	2019	Checking	See Notes	Very Strong	P P	Loan \$6.639M; 30 yr Amort; 5.55% interest; Due in 02/2016; Excellent existing assumable financing!!!