

**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			
B 8804	Auto Parts	Auto Zone L.O.I.	SC	\$1,440,000	7% net	15% @ options	2026	4/5 yr	Cash	S&P: BBB+	P	R	Adequate reserves allowed in yield presented.
B 8840	Auto Parts	Auto Zone	IL	\$1,954,839	6.2% net	10% @ options	10/2027	4/5 yr	Cash	S&P BBB+	P	P	Located in high traffic area...
B 8890	Auto Parts	Autozone	NJ	\$2,305,152	6.25% net	10% @ options	2026	3/5 yr	Cash	S&P:BBB+	P	P	Excellent corner retail location! Signalized intersection... Across from areas largest Power Center!

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

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#	Type	(Deals marked Letter of Intent "L.O.I." may become re-available)											
B 8892	Auto Parts	Murrays Discount Auto	IL	\$2,975,000	6.9% net	5% every 5 yrs beginning in yr 11	2020		3/5 yr	Cash	S&P: BB-	P R	Adequate reserves allowed in yield presented.
B 8893	Auto Parts	Autozone	NJ	\$3,600,000	6.25% net	5% @ options	2027		3/5 yr	Cash	S&P: BB-	P P	Excellent highway retail location! Major trade area... Great Traffic counts!
B 8894	Auto Parts	Autozone	FL CFL	\$2,465,000	6.25% net	10% @ options	2027		3/5 yr	Cash	S&P: BB-	P P	Excellent retail location... New construction!
B 8912	Auto Parts	National Tire & Battery	MO	\$3,365,000	6.25% net	10% every 5 yrs	2032		checking	Cash	\$263M	P P	Excellent retail corridor!! Average daily traffic count 27,033...
B 8918	Auto Parts	Autozone	FL CFL	\$2,640,000	6.25% net	10% @ options	2027		3/5 yr	Cash	S&P: BB-	P P	Strong retail trade area.. Excellent corner retail location! New construction!
B 8933	Auto Parts	Autozone	NJ	\$2,208,000	6.25% net	5% @ options	2027		3/5 yr	Cash	S&P:BBB+	P P	Excellent Highway location!! New construction!!!
B 8934	Auto Parts	Autozone	FL CFL	\$2,640,000	6.25% net	10% @ options	2026		3/5 yr	Cash	S&P:BBB+	P P	New Construction!! Excellent corner retail location - Strong retail area!!!
B 8939	Auto Parts	O'Reilly Auto Parts !REDUCED-GOOD DEAL!	NC	\$1,112,000	7.1% net	6% @ options	2027		3/5 yr	Cash	CSK Auto - Believe to be strong	P P	Extremely well located along the retail corridor at the highway!!
B 8942	Auto Parts	Autozone	FL CFL	\$1,392,000	6.25% net	10% @ options	2025		3/5 yr	Cash	S&P:BBB+	P P	Signalized corner!! Excellent retail location!!

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#	Type	(Deals marked Letter of Intent "L.O.I." may become re-available)												
B 8956	Auto Parts	Advance Auto	IL	\$2,477,500	7.25% net	5% every 5 yrs & @ options	2022		3/5 yr	Cash	S&P:BBB+	P	P	New construction... Corporate guaranteed!
B 8957	Auto Parts	Advance Auto	IL	\$1,799,500	7.25% net	5% every 5 yrs & @ options	2020		3/5 yr	Cash	S&P:BBB+	P	P	Others in the area are Burger King, McDonalds, Subway and KFC...
B 8993	Auto Parts	Advance Auto Parts	NY	\$1,692,000	7.3% net	5% @ options	2022		3/5 yr	Cash	S&P:BBB+	P	P	Extremely well located directly off the main retail intersection for the immediate area...
B 9009	Auto Parts	AutoZone	FL CFL	\$2,152,000	6.25% net	10% @ options	2027		5/5 yr	Cash	S&P:BBB+	P	P	Signalized corner... Excellent retail location!!
B 9020	Auto Parts	Advance Auto Parts	CO	\$2,232,455	6.6% net	10% @ options	2022		3/5 yr	Cash	S&P:BBB+	P	P	Good location - Single Tenant
B 9024	Auto Parts	Autozone	FL SFL	\$1,920,000	6.25% net	5% @ options	2027		5/5 yr	Cash	S&P:BBB+	P	P	Highest demographics... Excellent retail location in front of K-Mart and Kash & Carry...
B 9137	Auto Parts	Pep Boys **4 AVAILABLE**	CA SCA	\$3,649,062	5.65% net	1.50% annually	2022		checking	Cash	Approx \$265 million - many consider investment grade	P	P	There are four available.. Prices range from \$2.920M to \$6.523M... Ask for details
B 9138	Auto Parts	Pep Boys	CA SCA	\$2,920,000	5.65% net	1.50% annually	2022		4/5 yr	Cash	Approx \$265 million - many consider investment grade	P	P	Proven location!!! dependable income... 6 Available ask for details...

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B	9142	Auto Parts	Pep Boys	FL CFL	\$4,100,492	6.50% net	1.50% annually	2022	4/5 yr	Cash	Approx \$265 million - many consider investment grade	P	P	6 Available - Ask for details...
					See Notes									
B	9143	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...
					See Notes									
B	9250	Auto Parts	Advance Auto Parts	GA	\$1,700,000	7.22% net	5% @ options	2/2022	3/5 yr	Cash	S&P:BBB+	P	R	Adequate reserves allowed in yield presented. Landlord responsible for structure only...
B	9254	Auto Parts	Advance Auto Parts	IL	\$1,820,400	7.00% net	Std. %age rent clause.	2023	3/5 yr	Cash	S&P:BBB+	P	P	Others in the area include Wal-Mart, Kohls, Office Max, PetCo, and more...
B	9255	Auto Parts	Advance Auto Parts	IN	\$1,354,772	7.25% net	5% @ Options	11/7/17	3/5 yr	Cash	S&P:BBB+	P	P	Immediate area tenants include Walgreens, Aldi, Pizza Hut, Dairy Queen, KFC, Shopping Center and more...
B	9261	Auto Parts	Advance Auto Parts	TX STX	\$2,134,800	7.25% net	@ Options	8/31/22	3/5 yr	Cash	S&P:BBB+	P	P	Fronts US Highway with easy access to interstate... Located in one of the fastest growing cities in the US!!!
B	9263	Auto Parts	Advance Auto Parts	TX STX	\$1,920,000	7.00% net	5% @ Options	2023	3/5 yr	Cash	S&P:BBB+	P	P	Others in the area are Burger King, CVS, Family Dollar, Sherwin Williams and more... National retailers are falling over themselves to fit in where ever they can - Great Demographics!!
B	9266	Auto Parts	Advance Auto Parts **24 AVAILABLE**	IN	\$1,800,000	7%	5% @ Options	2021 - 2023	checking	Cash	S&P:BBB+	P	P	Prices range from \$1.2M to \$2.05M... Indiana, Kentucky, Ohio and Texas locations!!!

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B 9293	Auto Parts	Auto Zone	IL	\$3,063,323	6.5%	Yes @ Options	7/2028		4/5 yr	Cash	S&P BBB+	P	P	National Credit Tenant... Corporate Guarantee...
B 9315	Auto Parts	Advance Auto Parts	TN	\$1,174,000	7.40%	10% @ 1st Option; 5% @ 2nd & 3rd Options	2023		3/5 yr	Cash	S&P:BBB+	P	P	Located near Wal-Mart Supercenter, Home Depot and Starbucks...
B 9316	Auto Parts	Advance Auto Parts	MA	\$2,225,807	7.19%	10% @ 1st Option; 5% @ 2nd & 3rd Options	10/31/22		3/5 yr	Cash	S&P:BBB+	P	R	Adequate reserves allowed in yield presented. Structure Only!!!
B 9329		Goodyear Tire & Rubber Company !!REDUCED!! !VERY GOOD DEAL!	TX STX	\$2,092,000	7.45% net exclu. equip. 8.25% incl.	None during base term / 5% ea. option period	7/31/21		6/5 yr	Cash	Investment grade	P	P	Price including equipment:\$2.092 Mil. / Price excluding equipment: \$1.997 Mil. Equip. lease pays out over 5 yr.s. - total cash return incl. equip. pymt.s + Goodyear pymt.s = 8.25%! Ask for details on equipment... Located close the the main arteries of the city (a very exciting, fast growing suburb of Dallas..!
B 9333	Auto Parts	O Reilly Auto Parts	NC	\$1,250,000	7.04%	6% @ Options	5/31/28		3/5 yr	Cash	Checking	P	P	Convenient access to two major US Highways... Brand new construction...
B 9343	Auto Parts	AutoZone	FL SFL	\$1,973,333	6.75%	Yes @ Options	2028		4/5 yr	Cash	S&P:BBB+	P	P	New Lease... Good Location!!!