

**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			
A 9435	Auto Parts	Advance Auto Parts	CO	\$1,870,000	7.75CAP	5% @ options	2023	3/5 yr	Cash	S&P:BBB+	P	R	Located on a lighted intersection.. Daily traffic counts are 88K... Just south of Sams Club!!
A 9436	Auto Parts	Advance Auto Parts	WY	\$1,670,000	7.75CAP	5% @ options	2023	3/5 yr	Cash	S&P:BBB+	P	R	Located on a busy arterial street... Downtown is within a mile from site...
A 9908	Auto Parts	Advance Auto Parts	IL	\$1,529,800	8.50%	5% every 5 yrs starts in 10/2015	2024	3/5 yr	Cash	S&P:BBB+	P	P	Located on a signalized corner...

**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.**

# 1400 Group

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A or B List		Name	State	Price	Approx. Yield NET	Escalators	Lease Expiration	Lease Guarantor:	(P) Parent	(F) Franchisee	Lease Type:	(P) Pure Net	(R) Roof & Structure	Notes
#	Type	(Deals marked Letter of Interest "L.O.I." may become re-available)			(to Buyer)		Date (Mo/Yr)	Options	Terms	Net Worth				
B	1	Midas	FL	\$857,500	9.00%	3x CPI capped @ 4% every 2 yrs	2019	2/5 yr	See Notes	Corporate	F	P		At buyers option this financing can be assumed - Loan \$418K; 7.43%; 1% Assumption Fee; Next rate adjustment 10/2013; Term end 9/2017
B	1	Auto Parts	MO	\$1,665,000	7.15%	10% between options	2/28/29	4/5 yr	Cash	Believed Strong	F	P		Excellent exposure along dominant traffic corridor... Located in rapidly developing city suburb!!!
B	1	Auto Parts	NM	\$2,698,542	7.25CAP/8.2% c-o-c after loan!	1.5% Annually	2024	Checking	Cash	Approx \$265 million - many consider investment grade	P	P		Irreplaceable Real Estate..Optional financing avail!.. Ask for details on the others...
B	1	Auto Parts	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	1	Auto Parts	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	1	Auto Parts	MS	\$960,000	7.5%	Yes @ Options	2029	3/5 yr	Cash	CSK Auto - Believe to be strong	P	P		Prime location - Strategically located on the main retail corridor highway...
B	1	Advance Auto Parts	FL	\$1,800,000	7.75%	5% @ Options	2024	3/5 yr	Cash	Strong	P	P		Located along Highway!!
B	1	Auto Parts	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
				See Notes	See Notes									

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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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 1114	Auto Parts	Pep Boys	NM	\$4,379,760	7.25%	1.5% Annually	2024		Checking	Cash	Corporate	P	P	Irreplaceable Hard Corner Location
B 1149	Auto Parts	Advance Auto Parts	TX STX	\$1,497,000	8.44%	10% in LY 11 & 5% @ Options	2022		Yes - Ask for details	Cash		P	R	Adequate reserves allowed in yield presented. Excellent Demos - Infill Location
B 816	Auto Parts	AutoZone	IN	\$1,280,000	7.3%	Checking	10/31/23		4/5 yr	Cash	S&P:BBB+	P	P	Strong synergy with surrounding retail including Save-a-Lot Supermarket...
B 9921	Auto Parts	Advance Auto Parts !!REDUCED!! (others-similar avail.)	OH	\$1,175,000	8.1%	During Options	12/3/23		3/5 yr	Cash	S&P:BBB+	P	R	Adequate reserves allowed in yield presented. Others avail.-all OH
B 9960	Auto Parts	Advance Auto Parts	CT	\$2,075,000	7.5%	5% @ Options	2024		3/5 yr	Cash	S&P:BBB+	P	P	Outparcel to Kohls and Stop & Shop - adjacent to Walmart!!!
B 9961	Auto Parts	AutoZone	MO	\$1,665,000	7.15%	10% at Options	2/28/29		4/5 yr	Cash	S&P:BBB+	P	P	Excellent exposure along dominant traffic corridor... Located in rapidly developing suburb...
B 9971	Auto Parts	Advance Auto Parts (WITH GOOD LOAN!)	RI	\$2,100,000	7.4CAP (7.4% c-o-c)	10% every 5 yrs; 5% @ Options	2/28/21		3/5 yr	See Notes	S&P:BBB+	P	P	Loan: \$1.513M; 6.00%; 1% Assumption Fee; 30 yr Amort; 10 yr Term;Matures 5/1/16...
B 9977	Auto Parts	Advance Auto Parts !!REDUCED!! !GOOD DEAL!	GA	\$1,154,000	8%	5% @ Options	2024		3/5 yr	Cash	BB+	P	R	Adequate reserves allowed in yield presented. Located in the retail pocket of the city next CVS and two grocery-anchored shopping center!!
B 9984	Auto Parts	Autozone	NJ	\$2,250,000	7.30%	10% @ Options	2029		4/5 yr	Cash	S&P:BBB+	P	P	Out parcel to Lowes-Acme Markets anchored center...