

**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 9965	Auto Service	Econo Lube N Tune	AZ	\$1,200,000	7.00%	2% Annually	2019	Checking	Cash	Believe reasonably strong - ask for details	P	P	Home Depot outpad...
B 1001		Midas	FL SFL	\$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 1029	Auto Service	Oil Can Henrys and Dutch Brothers Coffee	ID	\$2,096,000	7.00%	Coffee - 2.5% LY 4; 2% Annually; Oil Can - 10% LY 6; 2% Annually	Coffee - 10/2017; Oil Can - 12/2023	Coffee - 2/5 yr; Oil Can - 4/5 yr	Cash	Coffee - Checking; Oil Can - Checking	F	P	Next to Shopping Mall... Surrounding Retailers include Target, Ross, Borders Books, Pier 1 Imports, and others... Close proximity to major thoroughfare highway...

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

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.

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B	1032	Auto Service	National Tire & Battery	TX STX	\$1,946,836	7.75%	CPI capped @ 10% every 5 yrs	8/31/33	3/5 yr	Cash	Investment Grade-\$498 Mil.	P P	
B	1080	Auto Service	Valvoline	IL	\$493,000	8.75%	1.5% Annually	2026	Checking	Cash	1000 stores in U.S. and 20 foriegn countries - public company - possibly investment grade or close.	F P	Fronts an active retail corridor... Across the street from Days Inn, First Financial Bank & more...
B	1086		Advance Auto Parts	FL CFL	\$1,800,000	7.75%	5% @ Options	2024	3/5 yr	Cash	Strong	P P	Located along Highway!!
B	1094	Auto Service	National Tire & Battery	GA	\$1,648,000	8.20%	LY 6 Lesser of 2x CPI or 10% Less CPI or 8% every 5 yrs	9/30/25	4/5 yr	Cash	Investment Grade	P P	Others in the area are McDonalds, Office Depot, IHOP, Meinke, and more...
B	1102	Auto Service	Christian Brothers Automotive !!SUPER GOOD DEAL!!!!	TX CTX	\$1,825,000	8.5%!!(aver . 9.45%!)	1.5% Annually	2024	5-10yr	Cash	Believe strong	P P	Excellent exposure along dominant traffic corridor - Daily traffic counts exceed 85K!!! : HH income \$87K
B	1103	Auto Service	Bridgestone	FL SFL	\$2,616,658	8.50%	Checking	2019	Checking	Cash	Strong	P R	
B	1107	Auto Service	Tires Plus !!6 AVAILABLE!!	OK	\$16,075,000	8.0%	6.25% every 5 yrs	2024	Checking	Cash	S&P BBB+	P P	Ask for further details!!

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#	Type	(Deals marked Letter of Interest "L.O.I." may become re-available)										P	P	
B 1	Auto Service	National Tire & Battery	TX CTX	\$2,317,214	7.75%	CPI capped @ 10% every 5 yrs	1/31/34		3/5 yr	Cash	Investment Grade	P	P	
1														
2														
3														
B 1	Auto Service	Econo Lube N'Tune	AZ	\$1,069,026	7.5%	Annual CPI begins 1/1/11	2/18/20		3/5 yr	Cash	Believed Strong	P	P	Located just West of Interstate... Adjacent to existing retail and Checker Auto Parts...
1														
3														
7														
B 1	Auto Service	Econo Lube N Tune	AZ	\$1,033,767	7.5%	Annual CPI starts 1/1/11	2/18/20		3/5 yr	Cash	Believed Strong	P	P	Others in the area are Walmart, Chase Bank, Midas, and more...
1														
7														
2														
B 1	Auto Service	Jiffy Lube	AZ	\$1,635,000	8.75%	3% annually	5/31/26		2/5 yr	Cash	Believed Strong	P	P	High growth area. Others in the area are Walgreens, Albertsons, Safeway, and more...
1														
7														
3														
B 9	Auto Service	Goodyear Tire & Rubber Company !!REDUCED!! !65% finan.! !VERY GOOD DEAL	TX STX	\$1,950,000	8CAP / 9.8 % c-o-c	None during base term / 5% ea. option period	7/1/16		6/5 yr	Cash	Investment grade	P	P	Assume favorable 65% loan-ask for details! Price including equipment:2.0 Mil. price exclud equipment: \$1.950 Mil. Equip. lease pays out over 5 yr.s. - total cash return incl. equip. pymt.s + Goodyear pymt.s = 8.64%! Ask for details on equipment... Located close the the main arteries of the city (a very exciting, fast growing suburb of Dallas..!
3														
2														
9														
B 9	Auto Service	Christian Brothers Automotive **9 AVAILABLE**	TX CTX	\$1,641,000	7.75%	1.5% Annually as of LY2	15 yrs from COE		5/10 yr	Cash	www.christianbrothersauto.com	P	P	Prices range from \$1.564M to \$1.850M -TX/AL/MS/MO Ask for details
5														
5														
7				See Notes										
B 9	Auto Service	GoodYear Tire & Rubber Co. !!REDUCED!!!!GOOD DEAL!!	TX CTX	\$1,590,000	8.21%!!	5% @ Options	2023		Checking	Cash	Investment Grade	P	P	Other retailers in the area are Wal-Mart, Lowes Home Improvement, McDonalds, and Albertsons...
6														
4														
0														

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B 9703	Auto Service	Fletchers Tire & Auto !!FURTHER REDUCED-VERY GOOD DEAL!!	AZ	\$2,130,000	7.54%! (8% 7/2011!)	Ask for Details	6/30/31		3/5 yr	Cash	\$40M net worth	P P	Others in the area are Super Wal-Mart, Chilis, Starbucks, KFC, Bank of America, and more...
B 9718	Auto Service	Tire Kingdom !!REDUCED-GOOD DEAL-FLORIDA!!!	FL CFL	\$2,696,000	7%!	Not to exceed 12% CPI - every 5 yrs	2034		3/5 yr	Cash	Guaranteed by TBC Corp. - Largest independent tire distributor in the U.S.	P P	Excellent Higheay Retail Corridor Location!! Just off Interstate...
B 9925	Auto Service	Tire Kingdom	FL CFL	\$2,356,405	7.00%	Cumulative CPI capped 2 10% every 5 yrs	2034		Checking	Cash	Guaranteed by TBC Corp. - Largest independent tire distributor in the U.S.	P P	Strong retail location... Brand new construction 8/2008!! Traffic counts of 33,500K+ vechicles per day...
B 9928	Auto Service	Goodyear Tires	CA NCA	\$1,012,000	7.00%	None	2019		7/5 yr	Cash	Investment Grade	P P	Tenant just excercised their 2nd option.. Sublet to Morgin Hill Tire & Auto Repair, but remains fully responsible for the lease.
B 9945	Auto Service	Valvoline	IA	\$527,000	8.25%	1.5% Annually	2027		Checking	Cash	Largest Franchisee with 90+ store regional operator	F P	Fronts highway - active retail corridor... Nearby tenants include Best Buy, Dick Sporting Goods, Wells Fargo, Taco Bell and more...
B 9985	Auto Service	National Tire & Battery	GA	\$2,049,150	8.0%	10% every 5 yr.s	2029		4/5 yr	Cash	Investment grade	P P	Single tenant location...