

**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 #	Name (Deals marked Letter of Intent "L.O.I." may become re-available)	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 8841	Auto Service Kauffman Tire !!GOOD DEAL!!	GA	\$2,356,000	7.15%!	10% every 5 yrs	2027	4/5 yr	Cash	Corporate Lease	P	P	Others in the area are Chick-Fil-A, Kroger and more...
B 8905	Auto Service Meineke **10 AVAILABLE**	KS	\$6,885,000 <i>See Notes</i>	7.25% net	60% of CPI annually	2017	checking	Cash	Believed strong	P	P	** Price for portfolio - individual prices range from \$2.929M to \$3.956M - Ask for details
B 9053	Auto Service Express Oil	AL	\$500,000	8.0% net	10% every 5 yrs	2027	4/5 yr	Cash	Believed to be strong	P	P	Corporate Express Oil Guarantee

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.**

# 1400 Group

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#	Type	(Deals marked Letter of Intent "L.O.I." may become re-available)											
B 9064	Auto Service	Christian Brothers !!GOOD DEAL - LOCATION!!	TX CTX	\$1,590,000	7.50% net	1.5% annually	2012		checking	Cash	www.christianbrothersauto.com	P P	Pad site to Sams Club & Fry's Electronics... Corporate guarantee!
B 9078	Auto Service	Firestone	LA	\$3,053,916	5.94% net	7.75% every 5 yrs	9/30/22		4/5 yr	Cash	Bridgestone-S & P:BBB	P R	Adequate reserves allowed in yield presented. Surrounded by National Retailers... Located on main retail thoroughfare!
B 9125	Auto Service	Big 10 Tires	AL	\$1,738,000	7.5% net	Annually by CPI	2026		checking	Cash	Corporate lease - Operates 101 locations	P P	3 Other Available - Ask for details
B 9126	Auto Service	Big 10 Tires	GA	\$1,738,000	7.5% net	Annually by CPI	2026		checking	Cash	Corporate lease - Operates 101 locations	P P	3 Other Available - Ask for details
B 9127	Auto Service	Big 10 Tires	FL NFL	\$1,738,000	7.5% net	Annually by CPI	2026		checking	Cash	Corporate lease - Operates 101 locations	P P	3 Other Available - Ask for details
B 9132	Auto Service	Just Brakes	AZ	\$1,457,000	7% net	10% every 5 yrs	2022		3/5 yr	Cash	Believed strong	P P	\$444 Square Foot!!!! Located just 1 mile south of Marketplace!!
B 9133	Auto Service	Just Brakes	TX CTX	\$928,000	7.5% net	10% every 5 yrs	2022		3/5 yr	Cash	Believed strong	P P	\$432 Square Foot!!!! Located directly off highway...
B 9251	Auto Service	Big O Tires	AZ	\$2,075,000	6.75% net	2% Annually	2018		2/5 yr	Cash	Believed strong	F P	Ideally located in one of the fastest growing areas in the city!!
B 9280	Auto Service	Whitewater Car Wash & Lube	CA CCA	\$4,131,000	7.40% net	1.50% each year	3/5/28		3/5 yr	Cash	\$40M net worth	P P	Retailers in the area are Macys, JC Pennys, Banana Republic, Gap, Old Navy and more...

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#	Type	(Deals marked Letter of Intent "L.O.I." may become re-available)											
B	9324	Auto Service	Grease Monkey	CA SCA	\$4,690,000	6.35%	2.5% Annually	1/2022	Checking	Cash	Believed Strong	P P	Long Term - Located in one of the fastest growing areas in county...
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..!