

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 8869	Bank Building	Chase Bank !REDUCED! L.O.I.	MI	\$950,000	6.7% net	None	2/2016	2/10 yr	Cash	Investment Grade	P P	P P	They are in their second option - Sure to Renew
B 8972	Bank Building	Bank of America	TX CTX	\$3,000,000	5.47% net	every 5 yrs - approx. 7%	10/31/17	2/5 yr	Cash	S&P;A+	P	R	Adequate reserves allowed in yield presented.
B 8979	Bank Building	Colonial Bank *32 Available*!!GOOD DEALS-BUILT IN GOOD LOANS!!	AL	\$2,213,127	6.60% aver.	1.25% annually	2019	4/5 yr	Cash	S&P BBB	P	P	Non-recourse financing available. Offered with assumable "self" financing or free & clear. Average pro forma c-o-c year 1 w/27% down. Offered at \$6.40% to 6.90% net with new 10-15 yr leases. \$1.110M to \$14.610M...

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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#	Type	(Deals marked Letter of Intent "L.O.I." may become re-available)										P	P	
B 8999	Bank Building	Washington Mutual	TX CTX	\$1,508,000	6.50% net	5.5% @ options	2011		3/5 yr	Cash	S&P:A	P	P	Above average accessibility and visibility...
B 119	Bank Building	Bank of the West !!REDUCED!! !GOOD DEAL!! **8 AVAILABLE**	CA NCA	\$2,930,000	6% !!	2% annually!!	2017		checking	Cash	Believed Strong	P	P	Prices range from \$2,095,000 to \$5,965,000 - All in established locations - Corporate Guarantee!!! Ask for details...
B 131	Bank Building	Capitall One Bank	TX CTX	\$2,910,000	5.50% net	10% every 5 yrs & @ options	2027		4/5 yr	Cash	Believed to be strong	P	P	Excellent visibility with over 42K vehicles per day... Good access - also shares a ring road with new Town Center!
B 237	Bank Building	RBS Centura Bank	NC	\$4,365,079	6.30% net	5% @ options	2023		3/5 yr	Cash	S&P A	P	P	New construction in high growth area... Adjacent to CVS Drugstore!
B 239	Bank Building	Colonial Bank **20 AVAILABLE**	AL	\$2,023,750	7% net	1.25% annually	2018		4/5 yr	Cash	S&P BBB	P	P	Price given is average... Yield is also projected average... Primary terms vary from 10, 12 or 15 yrs commencing at closing - Ask for details...
B 265	Bank Building	Colonial Bank	AL	\$1,110,667	6.60% net	1.25% Annually	8/24/17		4/5 yr	See Notes	S&P BBB	P	P	Loan:Up to \$805,233; LTV 72.50%; 30 yr Amort; Due 10 yrs; Interest rate as of 08/07 6.49%; shelf financing - Ask for details...
B 329		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..!