

**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			
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 1026	Bank Building	Old National Bank	KY	\$3,829,471	7.40%	Annual 150% CPI capped @ 1.50%	10/31/22	4/5 yr	See Notes	A	P	P	Loan \$2.684M; 6.63%; LTV 70%; Non-recourse; 10 yr term; 30 yr amort; 1st 5 yrs Interest Only; 0.5% assumption fee...
B 1027	Bank Building	Old National Bank	IN	\$3,011,817	7.50%	Annual 150% CPI capped @ 1.50%	10/2017	4/5 yr	See Notes	A	P	P	Loan \$2.335M; 6.63%; LTV 78%; Non-recourse; 10 yr term; 30 yr amort; 1st 5 yrs Interest Only; 0.5% assumption fee...

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.**

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 Type: (P) Pure Net (R) Roof & Structure	Notes
#	Type	(Deals marked Letter of Interest "L.O.I." may become re-available)											
B 028	Bank Building	Colonial Bank !!9 AVAILABLE!!	FL CFL	\$2,088,288	8.00%	1.25% Annually	12/2019		4/5 yr	Cash	A	P P	9 Available!! Prices range from \$741K to \$3.758M.. Yields range from 7.75% to 8.00%... Financing Available - Ask for Details!
				See Notes	See Notes								
B 052	Bank Building	Chase Bank **3 AVAILABLE**	TX CTX	\$1,969,153	6.50%	10% every 5 yrs	2024		3/5 yr	Cash	Investment Grade	P P	Prices range from \$1.969M to \$2.666M; Yield ranges from 6.50% to 6.75% - Ask for Details!!
				See Notes	See Notes								
B 070	Bank Building	Chase Bank	AZ	\$1,658,000	7.4%	10% every 5 yrs	2018		2/5 yrs	Cash	A	P P	Includes both building and land... High traffic retail corridor is anchored by the favored grocery retailer Fres & Easy Neighborhood Market!!
B 084	Bank Building	Wachovia Bank (Wells Fargo)	TX STX	\$2,899,000	6.90%	10% every 5 yrs	2027		Checking	Cash	A	P P	High Income... High Growth Suburb!! Adjacent to Medical Center!!!
B 086		Advance Auto Parts	FL CFL	\$1,800,000	7.75%	5% @ Options	2024		3/5 yr	Cash	Strong	P P	Located along Highway!!
B 130	Bank Building	Westfield Bank	OH	\$1,400,000	7.93%	Checking	2029		Checking	Cash	A	P P	Prime location Directly alongside main road and 2 miles from interstate...
B 153	Bank Building	Citibank	IL	\$61,500,000	6.44%	15% every 5 yrs	2025		Checking	Cash	A	P P	Rare Urban Chicago location - Across from Plaza.. Directly across the street from Wal-Mart...
B 167	Bank Building	Colonial Bank	GA	\$14,078,753	7.25%	Annual 150% CPI capped @ 1.25%	7/31/22		4/5 yr	Cash	A	P P	Loan: \$10.148M; 6.650%; 30 yr amort; 10 yr term; Due in 9 yrs: Assumable... Non Recourse; 1st 5 yrs interest only
B 700	Bank Building	Colonial Bank	FL CFL	\$1,234,815	6.75%	1.25% Annually	12/2022		4/5 yr	Cash	S&P BBB	P P	Above market bank CAP rate!!!
		<b>L.O.I.</b>											

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# 1400 Group

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#	Type	(Deals marked Letter of Interest "L.O.I." may become re-available)												
B 9 7 0 1	Bank Building	Colonial Bank !!REDUCED-GOOD DEAL!!	FL CFL	\$1,446,000	8.00%!!	1.25% Annually	12/2019		4/5 yr	Cash	S&P BBB+!	P	P	Above market bank CAP rate!!!
B 9 7 6 1	Bank Building	Old National Bank!!REDUCED-GOOD DEAL!!	KY	\$623,000	8%	Annually!-150% of CPI capped at 1.5%/yr	10/2022		4/5 yr	Cash	S&P BBB+	P	P	
B 9 8 9 4	Bank Building	Chase Bank	TX STX	\$2,160,000	6.25%	10% every 5 yrs	2029		Checking	Cash	Investment Grade	P	P	Stable asset with a high quality credit tenant and no landlord responsibilities...
B 9 4 1	Bank Building	Colonial Bank	GA	\$2,000,000	7.25%	1.25% Annually	2021		4/5 yr	Cash	A	P	P	** Average Price.. Others available - Ask for details
B 9 4 2	Bank Building	Colonial Bank (Others similar avail.**)	FL CFL	\$1,054,000	8%	1.25% Annually	2024		4/5 yr	Cash	A	P	P	** Average Price -7 others-approx\$1.9 Mil.(\$741K-\$3.7 Mil.)(6-FL/1-AL/1-NV)- Ask for details
B 9 5 2	Bank Building	Citibank	CA NCA	\$2,505,600	6.25%	3% Annually	2019		Yes - Ask for details	Cash	A	P	P	Located in strong area
B 9 5 3	Bank Building	Citibank	CA NCA	\$2,712,500	6.25%	3% Annually	2019		Yes - Ask for details	Cash	A	P	P	Located in strong area - Adjacent to Home Depot