

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 8817	Child Care	Tutor Time L.O.I.	CA SCA	\$4,370,000	5.9% net	1.75% Annually	8/2026	2.5 yr	Cash	Believed to be strong with 18 locations - 2nd largest franchisee	F	P	High income trade area... Located by 8 internationally recognized colleges
B 8966	Child Care	Got Kidz Child Care	IL	\$1,409,000	7.05% net	Yes	9/30/15	2/5 yr	Cash	Checking	P	P	Established child care... Close proximity to schools!
B 9058	Child Care	Tutor Time	CA SCA	\$3,841,000	5.5% net	annual CPI not to exceed 15% per 5 yr	2021	checking	Cash	\$7.5 Mil. plus	P	P	Located in an area ranked by Money Magazine as one of the "Best cities to live in"!!

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)			(to Buyer)									
B 9065	Child Care	Kindercare Daycare	OH	\$1,050,000	8.72% net	annually	12/29/2011	checking		Cash	S&P:B+	P	P	Long term tenancy - No existing debt!
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..!
B 9336	Child Care	Tutor Time	CA NCA	\$4,395,000	5.75%	CPI - Max 3%	1/9/23		3/5 yr	Cash	\$7.5 Mil. plus	P	P	High income trade area... High traffic intersection over 73K cars per day... Others in the area are Kohls, Petsmart, Michaels and more!
B 9357	Child Care	Tutor Time !!GOOD DEAL!!	NC	\$3,045,000	7%	4% Annually	1/31/23		Yes	Cash	\$7.5 Mil. plus	P	P	Immediately surrounding area is an abundance of residential neighborhoods... Average HH Income \$63K+!!!