

1400 GROUP ("CLUB")

!! SPECIAL NOTICE !!

Dear 1400 Group Principals and Brokers:

We were, thanks to you all...

GETTING TOO BIG FOR OUR PANTS!!

We have grown in five years of NNN specialization into the largest net-leased property marketplace that has ever existed . . . but we had also grown into serving over 1,500 Principals and 2,000 Brokers... and we're still growing (due to referrals and obligation to expose our deals) !! We decided that we could not (would not) staff up to serve such a large number - as we wish to keep our service special, personal - first rate... so we have now come to a point where we need your help – only if you wish to hear from us on a regular basis!

PLEASE RANK YOURSELF!

It became long past time to "weed out the dead wood" / "separate the 'men' from the boys" / "wheat from the chaff" ... etc. So we now ask each new friend who approaches us - and old friends as well - to help us streamline our service and ...

!! NOTE !! You do not have to join our Gold Club for us to assist you with normal brokerage inquiries – special, tailored computer runs (by price, type, geography) – etc. Gold Group is only for those who wish current information on our latest deals and latest status of the entire inventory, on a regular basis!

We are excited about this new direction we must now take - and look forward to a rewarding future with you!

NOTE: You may FAX us this form, send check later - or tear off the bottom, fill out, sign and mail all at your convenience.

Check Here	Group Name/ Max. Members	Cost	Service
	*GOLD Group/ 100 members only, first come first serve.	\$500 per year	We will <u>immediately</u> fax you spreadsheet data on new deals we get - including deals we are not allowed to list. "From our eyes and ears to yours" – automatic –instant! Set ups upon request. One new Master List every month.

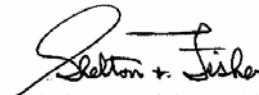
***Brokers:** Bonus Commission Split: on "B" list deals (other Broker's listings), we will connect Gold Group Brokers directly with listing Brokers and will accept a 20% finder's fee (of total commission) for our share. (Some Brokers will take our 20% off the top and split 80% with you 50/50. If they will only give us 50% of the fee, you get 30% - we get 20%). *Exceptions: 1) where the listing Broker is also the Developer; 2) the listing Broker offers a deal with an unusually high commission; or 3) any other situation where the fee to the selling side is 3% or greater. (In these special cases, we have been requested to display these properties on our "A" list instead of our "B" list. This is because the amount of commission to the selling side is equal or greater than the amount of commission on a typical "A" list deal where we are direct with the Seller. Listing these as "A"s serves as a signal of higher commissions available.) In these special situations, we split the standard 50/50, as with a normal "A" list deal.*

***Principals:** No participation in commissions will be allowed – we consider this a conflict of interest – and our lawyers will not allow us to be a party to it. You may pay yourselves a fee, if you wish, by adjusting the price accordingly.

Name:	Company Name:	Street Address:	City, State, Zip:
Phone:	Fax:	Mobile (optional):	Home (optional):
Pager (optional):	Alternate Fax (optional):	Email (optional):	Web (optional):

Signature: _____

Date: _____
Service will start upon receipt of payment.


Shelton T. Fisher ("Chip")
President/Broker