

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			
A 0 1 0	Drug Store	CVS	FL SFL	\$4,220,000	7.69%	Yes @ Options	8/31/23	Yes	Cash	S&P A	P	R	Adequate reserves allowed in yield presented. High traffic location!! Strong Sales... Pad to Lowes Center... Densely populated trade area!!!
B 0 0 1		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 0 0 4	Drug Store	Walgreens	FL SFL	\$7,500,000	7.0%	Std. %age rent clause.	2034	10/5yr	Cash	A	P	P	Highly desirable demographics!!! Average HH Income \$121K...

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	Escalators	Lease Expiration	Lease Guarantor: (P) Parent (F) Franchisee	Options	Terms	Net Worth	Lease (P) Pure Net Type: (R) Roof & Structure		Notes
#	Type	(Deals marked Letter of Interest "L.O.I." may become re-available)			(to Buyer)		Date (Mo/Yr)							
B 1007	Drug Store	CVS	PA	\$4,100,000	7.43% (4.58% c-o-c)	Checking	1/2032		1/4 yr	See Notes	S&P A	P	P	Loan: \$3.300M; 6.22%; 25 yr amort; 10 yr term; Must be assumed; 1% of outstanding principal balance assumption fee
B 1008	Drug Store	CVS **GROUND LEASE** !!2 AVAILABLE!!	NY	\$8,900,000	6.85%	10% every 5 yrs	2034		9/5 yr	Cash	S&P A	P	P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term. Both offered together...
B 1012	Drug Store	Walgreens !!5 AVAILABLE!!	GA	\$5,227,272	6.60%	Std. %age rent clause.	2034		8/5yr	Cash	A	P	P	Prices range from \$4.693M to \$6.746M... Yields range from 6.30% to 6.60%... Ask for Details!!!
B 1013	Drug Store	CVS	IN	\$2,882,000	7.05%	Checking	2019		Checking	Cash	S&P A	P	P	Unique Lease - 10 yrs remaining, plus ATM income... Strong Labor Market!!!
B 1015	Drug Store	CVS	FL	\$5,633,300	6.35%	5% @ Options	2034		6/5 yr	Cash	BBB+	P	P	Excellent signalized hard corner intersection... New construction... No Deferred maintenance... No debt to assume!!!
B 1016	Drug Store	CVS	AL	\$4,997,000	6.75%	Yes @ Options	2034		6/5 yr	Cash	BBB+	P	P	Located on Main Town thoroughfare...Near national retailers including: Publix, Dominos, KFC, Subway, Rite Aid, RBC and more...
B 1018	Drug Store	Walgreens !!VERY GOOD DEAL!! BEST IN THE USA!!	GA	\$5,056,000	7.20%	Std. %age rent clause.	4/2031		10/5yr	Cash	A	P	P	Trophy location!!! Others in the area are Olive Garden, Chilis, Publix Supermarket, and more...
B 1019	Drug Store	Walgreens	FL SFL	\$6,363,600	6.60%	Std. %age rent clause.	1/2034		10/5yr	Cash	A	P	P	Excellent location... New Construction... No debt to assume!!
B 1049	Drug Store	CVS	SC	\$4,120,000	7.25%	Yes @ Options	2031		4/5 yr	Cash	Investment Grade	P	R	Adequate reserves allowed in yield presented. Strong traffic counts... Delivered free & clear of debt!

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#	Type	(Deals marked Letter of Interest "L.O.I." may become re-available)			(to Buyer)									
B 1050	Drug Store	CVS	NJ	\$8,300,000	7.0%	Fair Market @ Options - See Notes	1/31/35		8/5 yr	Cash	Investment Grade	P	P	First two options flat, remaining six are fair market value... Absolute triple net bonded lease!!!
B 1086		Advance Auto Parts	FL CFL	\$1,800,000	7.75%	5% @ Options	2024		3/5 yr	Cash	Strong	P	P	Located along Highway!!
B 1155	Drug Store	Walgreens	ME	\$6,838,709	7.75%	Std. %age rent clause.	2034		8/5yr	Cash	A	P	P	
B 9920	Drug Store	Rite Aid	GA	\$3,050,000	10.25%!!	Yes @ Options	2029		Yes	Cash	B-	P	P	Retail corridor location...Great visibility and curb appeal!!