

**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 0 0 6	Drug Store	CVS	CA SCA	\$8,650,000	7.44%	8% every 5 yrs	12/12/26	8/5 yr	See Notes	S&P A	P	P	Loan: \$6.658M; 5.76%; Interest Only payments through the full 10 yr term; Due August 2017; Assumable...
B 0 1 7	Drug Store	Walgreens	TX STX	\$4,600,000	6.15%	Std. %age rent clause.		8/5yr	Cash	A	P	P	Others in the area are HEB Foods, Dollar General, Wal-Mart, Sonic, and more...
B 0 2 0	Drug Store	Walgreens	CO	\$4,675,000	7.6%	Std. %age rent clause.	2034	8/5yr	Cash	A	P	P	Hard corner location!!!

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#	Type	(Deals marked Letter of Interest "L.O.I." may become re-available)												
B	1021	Drug Store	Walgreens	TX STX	\$4,099,000	7.56%	Std. %age rent clause.	2034	8/5yr	Cash	A	P	P	Major employers in the area are Wal-Mart Distribution Center, Weyerhaeuser, and BAE Systems
B	1047	Drug Store	CVS	TX STX	\$4,644,000	7.06%	\$0.50/Sq Ft @ Options	10/8/24	4/5 yr	Cash	Investment Grade	P	P	Loan: \$2.920M; 6.15%; 30 yr amort; Must be assumed; Assumption fee 1%; below market rate, non-recourse, 63% LTV
B	9659	Drug Store	CVS Pharmacy	TX CTX	\$4,100,000	7.2%	Std. %age rent clause.	7/2/18	4/5 yr	Cash	S&P A	P	R	Adequate reserves allowed in yield presented.
B	9702	Drug Store	Walgreens !!GOOD DEAL!!	TX CTX	\$5,067,000	7.4%!!	Std. %age rent clause.	10/31/33	std	Cash	A	P	P	Brand New Construction!!! Free & Clear of Debt...