

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 2 2	Ground Lease	Walgreens **GROUND LEASE**	FL SFL	\$2,916,500	6.00%	10% every 10 yrsStd. %age rent clause.	1/31/31	10/5yr	Cash	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.
A 0 5 7	Ground Lease	Bank of America **GROUND LEASE**	FL SFL	\$2,080,000	6.25%	10% every 5 yrs; 15% @ Options	10/31/20	20/5 yr	Cash	Investment Grade	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.
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

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#	Type	(Deals marked Letter of Interest "L.O.I." may become re-available)												
B 005	1 Ground Lease	McDonalds **GROUND LEASE**	FL SFL	\$1,090,909	5.5%	10% every 5 yrs	3/1/27		4/5 yr	Cash	Investment Grade	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.
B 009	1 Ground Lease	Walgreens **GROUND LEASE**	FL CFL	\$6,000,000	6.67%	10% every 10 yrs	4/30/34		5/10 yr	Cash	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.
B 011	1 Ground Lease	CVS **GROUND LEASE**	MI	\$3,541,700	6.0%	5% every 5 yrs	1/31/33		10/5 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.
B 014	1 Ground Lease	CVS **GROUND LEASE**	FL SFL	\$4,124,529	7.75%	Yes in 3rd Option Ask for Details	1/23/29		3/5 YR	Cash	BBB+	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.
B 033	1 Ground Lease	Starbucks **GROUND LEASE**	MI	\$860,000	7.50%	10% every 5 yrs	4/30/28		4/5 yr	Cash	Believe to be investment grade	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.
B 036	1 Ground Lease	Chase Bank **GROUND LEASE**	TX STX	\$2,000,000	6.50%	10% every 5 yrs	4/15/28		4/5 yr	Cash	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.
B 040	1 Ground Lease	Hooters **GROUND LEASE** L.O.I.	SC	\$1,000,000	8.97%	Yes	10/2013		2/5 yr	Cash	Strong - \$120M+ annually	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.
B 043	1 Ground Lease	Krispy Kreme **GROUND LEASE**	AZ	\$457,100	5.25%	Checking	10/31/13		1/5 yr	Cash	Strong	F	P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
B 054	1 Ground Lease	Regions Bank **GROUND LEASE** !!2 AVAILABLE!!	FL CFL	\$2,539,000	6.5%	16% every 5 yrs	5/1/27		Checking	Cash	Investment Grade	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. Other one available is priced at \$3.875M with yield at 6.40% - Ask for details...
				See Notes	See Notes									

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												P	R	
B 1058	Ground Lease	Harris Teeter Market **GROUND LEASE**	NC	\$4,000,000	7.00%	None	10/4/24		6/5 yr	Cash	Checking	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.
B 1059	Ground Lease	Logans Roadhouse **GROUND LEASE** !!5 OTHERS AVAILABLE!!	TX STX	\$1,517,500	7.25%	10% every 5 yrs in LY 11	2/2027		4/5 yr	Cash	Believed Strong	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. 5 others and leases available... Ask for details
B 1060	Ground Lease	PF Changs **GROUND LEASE** !!5 OTHERS AVAILABLE!!	AR	\$1,432,000	6.25%	10% every 5 yrs & @ Options	7/2020		4/5 yr	Cash	Believed Strong	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. 5 more available - Ask for details
B 1069	Ground Lease	Texas Roadhouse !!GROUND LEASE!!	PA	\$1,706,667	7.50%	10% every 5 yrs	1/1/18		3/5 yr	Cash	Believed Strong	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.
B 1073	Ground Lease	Petco & Sports Authority with Taco Bell !!GROUND LEASE!!	NH	\$14,272,000	7.75%	Taco Bell - 10% every 5 yrs; Petco - Yes; Sports - Yes	Taco Bell - 1/31/19; Petco - 12/31/13; Sports - 11/30/18		Taco Bell - 4/5 yr; Petco - 2/5 yr; Sports - 5/5 yr	See Notes	Taco Bell - Believed Strong; Petco - S&P BB; Sports - Believed Strong	F	P	Loan: \$10.850M; 5.697%; Due 5/2016; 10.25% C-O-C; Cash \$3.422M
B 1074	Ground Lease	McDonalds !!GROUND LEASE!!	FL NFL	\$706,000	5.5%	15% every 5 yrs @ options	2018		6/5 yr	Cash	Investment Grade	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. Others in the area are Sonic, Walgreens, Bank of America, and others...
B 1077	Ground Lease	National City Bank !!GROUND LEASE!!	FL NFL	\$3,214,285	7.00%	10% every 5 yrs including Options	2029		4/5 yr	Cash	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.

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#	Type	(Deals marked Letter of Interest "L.O.I." may become re-available)											
B 1078	Ground Lease	Outback Steakhouse !!GROUND LEASE!!	CA CCA	\$975,000	6.21%	10% @ Options	2015	2/5 yr	Cash	1000 stores in U.S. and 20 foriegn countries - public company - possibly investment grade or close.	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.
B 1079	Ground Lease	Arbys !!GROUND LEASE!!	GA	\$1,428,571	7.00%	10% every 5 yrs	2028	Checking	Cash	Believed Strong	F	P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
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 1091	Ground Lease	Hardees !!GROUND LEASE!!	SC	\$1,288,900	6.75%	10% or CPI every 5 yrs including Options	1/31/29	4/5 yr	Cash	Corporate	P	P	Located at a signalized entrance... Tremendous exposure!!
B 1098	Ground Lease	Wachovia **GROUND LEASE**	PA	\$4,380,000	6.85%	10%	2019	Checking	Cash	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.
B 1099	Ground Lease	7 Eleven **GROUND LEASE**	TX CTX	\$1,370,000	6.75%	Yes Ask for Details	2029	Checking	Cash	Believed Strong	F	P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
B 1101	Ground Lease	El Pollo Loco **GROUND LEASE**	CA SCA	\$1,596,000	7.00%	Checking	2029	4/5 yr	Cash	Believed Strong	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.

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B 109	Ground Lease	Belk **GROUND LEASE**	OK	\$2,528,240	7.50%	Yes @ Options	2026		4/5 yr	Cash	Strong	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.
B 116	Ground Lease	Compass Bank **GROUND LEASE**	AZ	\$1,429,000	7.00%	3% Annually	2019		Checking	Cash	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.
B 117	Ground Lease	Burger King **GROUND LEASE**	TX STX	\$1,215,000	7.00%	10% every 5 yrs	2028		4/5 yr	Cash	Experienced Franchisee	F	P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term. Outparcel to Town Center...
B 118	Ground Lease	Arbys **GROUND LEASE**	TX STX	\$1,500,000	7.00%	10% every 5 yrs	2028		3/5 yr	Cash	Strong	F	P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
B 125	Ground Lease	Bank of America **GROUND LEASE**	TX STX	\$6,240,000	6.25%	10% every 5 yrs including options	2029		4/5 yr	Cash	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.
B 126	Ground Lease	Wachovia (Wells Fargo) **GROUND LEASE**	SC	\$1,071,428	7.0%	10% every 5 yrs	2024		Checking	Cash	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.
B 128	Ground Lease	Harris Bank **GROUND LEASE**	IN	\$923,000	6.50%	10% in 2 yrs	2029		Checking	Cash	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.
B 138	Ground Lease	Whataburger **GROUND LEASE**	TX STX	\$715,776	6.25%	10% every 5 years	2024		3/5 yr	Cash	Believed Strong	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.
B 139	Ground Lease	AutoZone **GROUND LEASE**	AZ	\$530,000	6.45%	12% @ Options	2026		2/5 yr	Cash	Believed Strong	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.

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B 140	Ground Lease	Bank of America **GROUND LEASE4**	TX CTX	\$2,631,580	6.65%	10% every 5 yrs	2029		6/5 yr	Cash	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.
B 143	Ground Lease	El Pollo Loco **GROUND LEASE**	CA NCA	\$1,720,000	6.0%	10% every 5 yrs	2029		Checking	Cash	Believed Strong - onver 400 stores	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.
B 144	Ground Lease	El Pollo Loco **GROUND LEASE**	GA	\$1,134,000	7.50%	155% in LY 6	3/31/22		2/5 yr	Cash	Believed Strong	F P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
B 150	Ground Lease	Bank of America **GROUND LEASE**	TX CTX	\$6,000,000	6.00%	10% every 5 yrs	2024		Checking	Cash	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.
B 152	Ground Lease	O Reilly Auto Parts **GROUND LEASE**	LA	\$560,000	6.75%	Checking	2029		Checking	Cash	Believed	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.
B 156	Ground Lease	Freddys Frozen Custart **GROUND LEASE**	TX STX	\$1,319,250	8.00%	5% eveyr 5 yrs	2024		Checking	Cash	Checking	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.
B 157	Ground Lease	CVS **GROUND LEASE**	FL SFL	\$3,071,400	7.00%	Yes in Options	2034		6/5 yr	Cash	Investment Grade	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.
B 158	Ground Lease	Olive Garden **GROUND LEASE**	FL SFL	\$1,862,000	7.25%	10% every 5 yrs including options	2020		4/5 yr	Cash	As good as a bank	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.
B 160	Ground Lease	Bank of America **GROUND LEASE**	TX STX	\$2,115,385	6.50%	10% every 5 yrs	2029		Checking	Cash	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.

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B	1	Ground Lease	Aldi Market **GROUND LEASE**	TX	\$2,330,000	6.00%	11% every 5 yrs	2030	Checking	Cash	Checking	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.
	1			CTX										
	6													
	3													
B	1	Ground Lease	Red Robin **GROUND LEASE**	GA	\$1,500,000	8.00%	10% every 5 yrs	12/21/22	3/5 yr	Cash	Beleived Strong	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.
	1													
	6													
	5													
B	1	Ground Lease	El Pollo Loco **GROUND LEASE**	GA	\$1,164,000	7.25%	At Options	4/24/22	2/5 yr	Cash	Beleived Strong	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.
	1													
	6													
	6													
B	1	Ground Lease	CVS Pharmacy & Provident Bank **GROUND LEASE**	NY	\$8,235,000	7.40%	5% @ Options	2034	4/5 yr	Cash	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.
	1													
	6													
	9													
B	1	Ground Lease	Walgreens **GROUND LEASE**	IN	\$3,077,000	6.50%	Std. %age rent clause.	2034	8/5yr	Cash	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.
	1													
	7													
	0													
B	1	Ground Lease	Citizens Financial Bank **GROUND LEASE**	IN	\$1,643,000	7.00%	Checking	2029	12.5% every 5 yrs	Cash	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.
	1													
	7													
	1													
B	9	Ground Lease	Capital One **GROUND LEASE** !VERY GOOD DEAL!	TX	\$2,600,000	5.75%	10% every 5 yrs	2028	Checking	Cash	S&P BBB+	P	P	Great location adj. to Baylor Med.Center - reasonable rent (\$28.11/bldg.s.f.!) This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
	3													
	0													
	0													
B	9	Ground Lease	Hampton Inn **GROUND LEASE** !!EXTREMELY GOOD DEAL!! !!70% SELLER FINANCING AVAIL @ 6%!!	FL	\$4,708,000	6.5CAP / 8% c-o-c (Seller loan)	1.5% Annually	2106	None	Cash	A	P	P	70% Seller loan avail. @ 6% I.O. = 8% c-o-c to Buyer yr.1!! This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term. 99 year primary lease!!!
	4													
	0													
	8													

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B 9 5 6 9	Ground Lease	Bank of America !!REDUCED-VERY GOOD DEAL!! **GROUND LEASE**	NC	\$2,250,000	6%!!	12% every 5 yrs including options	2024		4/5 yr	Cash	A	P P	Low rent! Big (quality) bldg./big site! Excellent location... This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
B 9 6 1 8	Ground Lease	Jared Jewelry !!GOODIE!! !!FURTHER REDUCED! **GROUND LEASE**	TN	\$3,100,000	7.75%!!!	10% every 5 yrs	2028		2/5 yr	Cash	S&P: BBB- (Investment Grade). Lease is guaranteed by Signet Group (NASDAQ: NMS:CIGY; LSE:SIG)	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.
B 9 6 4 1	Ground Lease	Chilis !!!WOW!!! REDUCED - SUPER DEAL!!! **GROUND LEASE**	FL CFL	\$1,424,000	7%	10% every 5 yrs	2/28/23		5/5 yr	Cash	Brinker Int'l	F P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
B 9 6 7 5	Ground Lease	Taco Bell / Long John Silvers !!REDUCED-8%!! **GROUND LEASE**	MO	\$1,980,000	8%!	10% every 5 yrs	Taco - 1/2015 / Long J - 2/2014 - strong sales - renewal very probable...	Taco Bell - 4/5 yr; Long John - 2/5 yr		Cash	YUM Brands	F P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term. Two separate parcels.. Guaranteed by YUM Brands
B 9 8 2 6	Ground Lease	Bank of America **GROUND LEASE**	TX STX	\$3,440,000	6.25%	10%/5 yr.s	2028		8/5 yr	Cash	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.
B 9 8 2 8	Ground Lease	Exxon Mobil **GROUND LEASE** S&P AAA tenant!! !!GOOD DEAL!! ("A" location-sure to renew!)	NY	\$2,597,328	7%	3% Annually	8/2011		1-5yr / 1-4yr	Cash	S&P AAA	P P	Key corner location - renewal virtually assured - BUT... This is a non-subordinated, full-reversion ground lease, whereby the building and other improvements revert to the landowner at the end of the lease term.....

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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		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 (P) Pure Net Type: (R) Roof & Structure		Notes
#	Type	(Deals marked Letter of Interest "L.O.I." may become re-available)												
B 9829	Ground Lease	Hess Gas Station !!REDUCED-GOOD DEAL!! **GROUND LEASE**	FL	\$2,500,000	7%!	10% every 5 yrs including options	2028		3/5 yr	Cash	BBB-	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.	
B 9905	Ground Lease	Ruby Tuesday !!!READ THIS!!!! **GROUND LEASE**	CA SCA	\$2,812,000	8%!!!!!!!!!!!!	10% every 5 yrs	2019		3/5 yr	Cash	Personally Guaranteed	F P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.	
B 9906	Ground Lease	McCormick & Schmicks Fresh Seafood **GROUND LEASE**	IL	\$5,303,030	6.60%	10% every 5 yrs	2024		2/5 yr	Cash	Believed Strong	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.	
B 9910	Ground Lease	Cheddars **GROUND LEASE**	OK	\$1,500,000	6.33%	10% every 5	12/31/23		4-5yr	Cash	10 Mil	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.	
B 9933	Ground Lease	Comerica Bank !REDUCED-A TRUE BARGAIN! **GROUND LEASE**	TX STX	\$3,350,000	7%	10% every 5 yrs	2029		Checking	Cash	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.	
B 9935	Ground Lease	Pep Boys Auto **GROUND LEASE**	OH	\$1,642,000	7%	10% every 5 yrs	2018		Checking	Cash	Approx \$265 million - many consider investment grade	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.	
B 9938	Ground Lease	Chilis Grill & Bar !!!100% RENT INCREASE-2 yr.s!! WOW! **GROUND LEASE**	AZ	\$1,815,000	4.75%	Std. %age rent clause.	12/31/15		2/5 yr	Cash	Brinker International	F P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.	
B 9954	Ground Lease	Lowe's **GROUND LEASE**	CT	\$11,462,538	6.5%	10% ea. option	12/28		8/5 yr	Cash	Investment Grade	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.	

See Notes

1400 Group

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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 (P) Pure Net Type: (R) Roof & Structure		Notes
#	Type	(Deals marked Letter of Interest "L.O.I." may become re-available)												
B 955	Ground Lease	TGI Fridays **GROUND LEASE**	IL	\$2,500,000	6.60%	10% every 5 yrs	2021		Yes - Ask for details	Cash	Believed Strong	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.
B 956	Ground Lease	Chase Bank !!REDUCED-GOOD DEAL!!**GROUND LEASE**	TX CTX	\$2,071,000	7%!	10% every 5yr.s	2029		4-5yr.	Cash	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. Can be purchased individually or as a package.. Ask for Details
B 957	Ground Lease	1st National Bank, **GROUND LEASE**	TX CTX	\$2,071,000	7.00%	10 every 5 yr.s	2029		4-5yr	Cash	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. Can be purchased individually or as a package.. Ask for Details
B 962	Ground Lease	Jared Jewelers **GROUND LEASE**	AZ	\$1,793,000	6.00%	Checking	12/31/14		2/5 yr	Cash	S&P: BBB- (Investment Grade). Lease is guaranteed by Signet Group (NASDAQ: NMS:CIGY; LSE:SIG)	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. 6.00% 2009; 6.75% 2010
					See Notes									
B 972	Ground Lease	Bank of America **GROUND LEASE**	NJ	\$17,000,000	7.0%	10% @ Options	2039		Yes	Cash	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.
B 974	Ground Lease	McDonalds **GROUND LEASE**	TX CTX	\$963,000	5.5%	Yes - every 5 yrs	2029		6/5 yr	Cash	Investment Grade	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. Adjacent and nerby retailers include: Wal-Mart, Staples, Starbucks, Tractor Supply, Chilis, Holiday Inn, and more...
		L.O.I.												

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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	9982	Ground Lease	Chase Bank **GROUND LEASE**	TX STX	\$2,800,000	6.25%	10% every 5 yrs	11/2028	4/5 yr	Cash	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.
B	9990	Ground Lease	Jared Jewelers **GROUND LEASE** !!PART OF PORTFOLIO - 5 AVAILABLE!!	TN	\$3,100,000	7.75%	10% every 5 yrs & @ Options	2029	2/5 yr	Cash	S&P: BBB- (Investment Grade). Lease is guaranteed by Signet Group (NASDAQ: NMS:CIGY; LSE:SIG)	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. Ask about the others that are available!!
B	9992	Ground Lease	First Horizon Bank !!BEST GROUND LEASE ON MARKET!! !!REDUCED!! LOOK AT THE YIELD !!	GA	\$1,562,000	8%!!	10% every 5 yrs	2026	3/5 yr	Cash	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. Ask about the others in the portfolio - Purchase as a portfolio or individual...
B	9996	Ground Lease	Carls Jr **GROUND LEASE**	TX STX	\$1,333,000	6.75%	Checking	2029	Checking	Cash	Strong Franchisee	F	P	This is a non-subordinated, full-reversion ground lease, whereby the building reverts to the landowner at the end of the lease term.
B	9997	Ground Lease	Logans Roadhouse **GROUND LEASE**	KS	\$1,550,700	7.0%	10% every 5yrs	2029	Checking	Cash	Sales \$2.2B, net income \$1.6M (one yr growth 16%), 85 stores, 17 states	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. Adjacent to Wal-Mart Supercenter, Target, Lowes, and more...

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