

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 830	Gas/Convenience	7-11	AZ	\$3,810,000	6.5% net	10% @ options	2016	6/5 yr	Cash	7-11 Believed to be investment grade	P	P	Great Hard corner location along a major retail corridor!! Easily accessible from Interstate
B 865	Gas/Convenience	Citgo Gas Station	FL CFL	\$2,650,000	7.50% net	CPI	2017	checking	Cash	ask for details	P	P	Fully renovated convenient store with Blimpie Deli, Full Service Car Was and New pumps and tanks....
B 866	Gas/Convenience	Chevron	FL CFL	\$2,250,000	7.50% net	checking	2017	checking	Cash	Chevron - S&P:A	P	P	Full service Gas Station, Convenience Store!

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)												
B 871	Gas/Convenience	Shell Oil	IL	\$7,205,000	5.50% net	15% every 5 yrs	5/31/22		4/5 yr	Cash	S&P AA-Equilon Enterprises, LLC	P	P	Corporate Guarantee... Possible special rapid depreciation treatment!!!
B 872	Gas/Convenience	Shell Oil	IL	\$8,746,000	5.50% net	15% every 5 yrs	5/31/22		5/5 yr	Cash	S&P AA-Equilon Enterprises, LLC	P	P	Corporate Guarantee... Possible special rapid depreciation treatment!!!
B 873	Gas/Convenience	7-11, Subway & BP	WV	\$2,170,000	7.94% net	1.75% annually	7/31/20		none	Cash	Strong & Experienced operator	F	P	Direct exposure to two highways... High traffic and high exposure location!! Coupon clipper branding...
B 882	Gas/Convenience	Fresh Start Convenience *3 AVAILABLE*	WY	\$2,495,882	8.50% net	2% annually	2022		5/5 yr	Cash	Checking - Corporate owned	P	P	Prices range from \$2.495M to \$2.705M... All in good locations!
B 8967	Gas/Convenience	Taylor Convenience !!!EXTREMELY GOOD DEAL-WOW!!! 7 Available	TX CTX	\$1,547,627	8.5% net	7.5% every 5 yrs	2027		checking	Cash	Strong Franchisee - Franchisee Guarantee	F	P	Prices range from \$919,165 to \$2.457M - Call for details!
B 8984	Gas/Convenience	Flash Market / McDonalds *3 Available*!!VERY GOOD DEALS!!	AR	\$1,723,467	7.5% net	15% every 5 yrs	2027		yes	Cash	S&P A Investment grade	P	P	\$1.280M to \$1.974M... Guaranteed by corporate!
B 8986	Gas/Convenience	Kum & Go **5 Available**PACKAGE OR INDIVIDUALLY	OK	\$2,800,000	7.25% net	7% every 5 yrs	2027		4/5 yr	Cash	Believed to be strong - checking on this	P	P	Can be purchased individually or as a package... Prices range from \$1.7M to \$2.8M - Ask for details
B 9021	Gas/Convenience	Fresh Start !!GOOD DEAL!!	WY	\$2,495,882	8.50% net	2% annually	9/6/22		5/5 yr	Cash	Checking - Corporate owned	P	P	four gas pumps with six dispensers - Favorable tax benefits - check with your tax advisor, but most gas station/convenience properties qualify for accelerated depreciation (15 yr line of depreciation)...

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#	Type	(Deals marked Letter of Intent "L.O.I." may become re-available)											
B 9022	Gas/Convenience	Fresh Start !!GOOD DEAL!!	SD	\$2,705,882	8.50% net	2% annually	9/6/22		5/5 yr	Cash	Checking - Corporate owned	P P	Favorable tax benefits - check with your tax advisor, but most gas station/convenience properties qualify for accelerated depreciation (15 yr line of depreciation)...
B 9055	Gas/Convenience	MaxMart **3 Others Available**	AR	\$1,488,970	8.5% net	12% LY 6 then 2% annually	2027		2/10 yr	Cash	Believed strong	P P	Guaranteed by MaxMart LLC. *All available in AR*
B 9056	Gas/Convenience	MaxMart **3 Others Available**	AR	\$419,306	8.5% net	12% LY 6 then 2% annually	2027		2/10 yr	Cash	Believed strong	P P	Guaranteed by MaxMart LLC. *All available in AR*
B 9063	Gas/Convenience	Kum & Go **5 Available**	AR	\$2,200,000	7.25% net	7% every 5 yrs	2027		4/5 yr	Cash	Believed to be strong - checking on this	P P	See Notes Priced shown is the average... Prices range from \$1.7M to \$2.8M... Ask for details!!
B 9218	Gas/Convenience	BP Gas & Convenience !!GOOD DEAL!!	PA	\$643,393	8.85% net	Lesser of 2% or CPI in LY6	8/31/27		2/5 yr	Cash	Believed Strong	F P	Great Location...Extreme tax advantages - we are told that this investment may be depreciated on a 15 year excelerated depreciation schedule (because gas sales = over 50% of total income).
B 9245	Gas/Convenience	Kangaroo Gas Station & Convenience Store	TN	\$2,195,000	7.50% net	lesser of 6.50% or 1.5 time CPI every 5 yrs	2023		6/5 yr	Cash	Believed strong	F P	Long term passive investment property...
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..!

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