

**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<br><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 1001        |                 | 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 1025        | Gas/Convenience | Marathon Gas Station<br>!!REDUCED - VERY GOOD DEAL!!                                      | OH     | \$1,875,000 | 10.00%!!                     | Lessor of 2% or CPI LY 6         | 6/27/27                       | 2/5 yr                                     | Cash      | Guaranteed by EZ Energy, Ltd. | F   | P | EXTREME depreciation benefits!!! Corporate Guarantee!!  |
| B 1085        | Gas/Convenience | Chevron   | CA NCA | \$6,500,000 | 6.5%                         | CPI every 2 yrs not to exceed 3% | 2020                          | 4/5 yr                                     | Cash      | Belieived Strong              | P   | P | Strategically place on a highly visible corner lot exiting off Highway in a growing community of 82,000!!                             |

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.**

# 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 | 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) |                          |             | (to Buyer)        |              |                                   |  |          |       |                               |   |   |   |
| 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           | 1097 | Gas/Convenience  | Vons Gas                 | CA SCA      | \$2,370,000       | 6.75%        | Yes Strong - Ask for details      | 2029                                       | 6/5 yr   | Cash  | Safewat is the parent company | P   | P | Only fuel station for several miles along interstate!! Conveninetly serving the Master Planned communities of City...   |
| B           | 1131 | Gas/Convenience  | Kum & Go !!2 AVAILABLE!! | MO          | \$2,300,000       | 7.75%        | 7.5% every 5 yrs                  | 2029                                       | Yes      | Cash  | Believed Strong               | P   | P | Strong locations with great visibility and access... Recession resistatn!!  |
| B           | 1151 | Gas/Convenience  | Stripes !!3 AVAILABLE!!  | TX CTX      | \$2,494,352       | 8.50%        | 1.75% Annually                    | 2029                                       | checking | Cash  | Checking                      | P   | P | Prices range from \$2.470M to \$2.814M... Potential accelerated Depreciation which could generate significant passive losses to offset the cash flow on this property or other fully depreciated properties (Please consult your tax advisor) |
| B           | 9763 | Gas/Convenience  | BP Gas & Convenience     | PA          | \$2,059,278       | 9.00%        | Less of 2% or CPI starting in LY6 | 8/31/27                                    | 2/5 yr   | Cash  | Corporate Guarantee           | F   | P | Excellent visibilty with an average of 21K+ cars per day...   |