

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			
A 807	Office/Warehouse	Cummins Inc. (engines) !!!GOOD DEAL!!!	CO	\$14,400,000	7%	3%/yr- PAID ANNUALLY.!!!!!!!	6/21/2016	2-5yr.	Cash	BBB-	P	P	Very solid steel & masonry constr., good location, tenant just initiated extending base term to 10 yr.s...
A 809	Office/Warehouse	Comcast Cable (and extra zoned land) !!Good Deal!! SEE #8809	WA	\$14,750,000	6.42%	4%/yr compounded - pd. every 3 yr.s!!!!!!!	9/2015	2-5yr.	Cash	Believe investment grade - U.S. largest cable co. - \$21.4 Bil. ann. revenues	P	P	Very attractive concrete tilt up bldg. built-to-suit... 22 mi. from major metro in upscale suburb. There is substantial expansion (or addit bldg.) space in this 5 A. zoned land parcel - approx. 2-3 times the existing building size is allowed.
B 809	Office/Warehouse	Alcoa, Inc. !!!REDUCED!! !!VERY GOOD DEAL!!	TX CTX	\$9,000,000	7.96% / 7.87% approx. after reserve	10% @ 1st option; 5% 2nd option	8/2026	2/5 yr	Cash	investment grade	P	P	High yield! Strong investment grade. Possib. loan: \$6.5 Mil./6.25%/25-10 ----- c-o-c approx. 8.1%!

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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B	8859	Office/Warehouse	Bulova Technologies	FL CFL	\$24,200,000	7.10% net	2% annually	2032	1/5 yr	See Notes	Believed strong	P P	Proposed loan ask for details...
B	883	Office/Warehouse	River Bend Industrial Building	AR	\$5,100,000	8.0% net	2% annually including options	11/30/21	4/5 yr	Cash	Believed strong	P P	There is a proposed new loan - ask for details...
B	881	Office/Warehouse	Wesco Distribution !!REDUCED!!	VA	\$2,962,000	7% net	yes	8/2017	2/5 yr	Cash	checking	P P	Estimated completion date of 8/2007... 24,000 SF building...
B	9019	Office/Warehouse	Saint Gobain Technical Fabrics !REDUCED-GOOD DEAL!	NY	\$4,121,000	7.5% net	approx 9% @ option	2017	1/5 yr	Cash	Believed strong	P P	This is considered the reinforcement division which is #1 in the world in terms of reinforcement materials sales... Property will be delivered free & clear of financing. possible new loan can be secured in the amount of \$2.558M @ 6.5% due in 10 yrs with 25 yr amort.
B	9084	Office/Warehouse	Leeds	PA	\$7,700,000	7.79% net	yes-checking	2022	checking	Cash	Believed strong	P P	New Headquarters for strong privately held tenant... Tenant contemplating expansion!
B	9150	Office/Warehouse	Parkinson Enterprises, Inc.	CA SCA	\$17,453,050	5.75% net	3% annually	7 yrs after close of escrow	2/5 yr	Cash	Believed strong - Checking	P P	Premier infill mid counties location... Highly sought after industrial market for investment!!

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#	Type										P	F	P	R	
B	9	Goodyear Tire & Rubber Company	TX	\$2,092,000	7.45% net	None during base	7/31/21	6/5 yr	Cash	Investment	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..!
	3	!!!REDUCED!!! VERY GOOD DEAL!	STX		exclu. equip. 8.25% incl.	term / 5% ea. option period				grade					