

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			
1063	Restaurant	Logans Roadhouse	TX	\$2,597,840	10.00%	Ask for Details	9/30/27	4/5 yrs	Cash	sales \$2.2B, net income \$1.6M (one yr growth 16%), 85 stores, 17 states	P	P	Others in the area are Kohls, Sams Club, Ross, Wendys, Office Depot and more...
A 9789	Restaurant	IHOP	FL NFL	\$2,562,924	7.25%	1.25% Annually	2028	Yes	Cash	Strong Franchisee	F	P	Local retailers in the area include Publix, Food Lion, Bealls Outlet and newly developed Wal-Mart Supercenter
A 9790	Restaurant	IHOP	GA	\$2,562,924	7.25%	1.25% Annually	2028	Yes	Cash	Strong Franchisee	F	P	Located at the exit off the Interstate!

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

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A 9963	Restaurant	Arbys	IN	\$1,882,274	7.75%	Yes	2029		3/5 yr	Cash	Believed Strong	F P	Major employers in the area are Walgreens Distribution Center, Regional Health Center, Community Hospital...
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 1002	Restaurant	Jack in the Box	TX STX	\$1,227,000	7.3%	CPI capped @ 8% every 5 yrs	12/19/22		4/5 yr	See Notes	Corporated Store	P P	New constructions... Has operated at this location since 1970's... Loan: \$670L; 6.0%; Matures 2020; Loan must be assumed...
B 1030	Restaurant	Champps America	MI	\$5,256,000	8.25%	7.35% every 3 yrs	2/28/22		3/5 yr	Cash	Approx. \$50 million	P P	
B 1031	Restaurant	Sweet Tomatoes !!REDUCED-GOOD DAMN DEAL!!!!!!	TX STX	\$3,225,000	8.5%!!!!!!	Next: 1/1/10!!! 10% Every 5 yrs	12/31/19		2/10 yr	Cash	Believed Strong	P R	Adequate reserves allowed in yield presented. Excellent exposure along dominant traffic corridor... Positioned directly in front of Mall!!
B 1035	Restaurant	Macaroni Grill	FL CFL	\$3,148,750	8.00%	2% through 2013; 10% 2018-2028	12/18/28		4/5 yr	Cash	Corporate	P P	Well established location!! Agressive Rental Increases... High traffic retail location!!!
B 1041	Restaurant	Wienerschnitzel	AZ	\$929,000	7.50%	10% every 5 yrs	2021		3/5 yr	Cash	Strong proven franchisee	F P	Excellent demographics...
B 1042	Restaurant	Arbys	AL	\$945,000	8.50%	Yes @ Options	2014		2/5 yr	Cash	Corporate	P P	Dense residential population... Three miles from University!!
B 1046	Restaurant	Del Taco	CA SCA	\$925,000	6.5%	Std. %age rent clause.	8/31/16		5/5 yr	Cash	Strong Franchisee	F P	High Sales... Low Rent... Long and Successful History at location!!!

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B 1048	Restaurant	IHOP	CO	\$2,550,000	7.47%	10% @ Options	2027		3/5 yr	Cash	Corporate	P P	Excellent synergy with surrounding tenants including Holiday Inn Express, Homewood Suites and Comfort Suites... Directly across from a Safeway anchored shopping center!!
B 1051	Restaurant	Popeyes **5 AVAILABLE**	GA	\$5,263,409	10.50%	2% Annually	4/30/29		3/5 yr	Cash	S&P B+	P P	5 Store Portfolio - Various Cities!! Ask for details
B 1055	Restaurant	Olive Garden / Chick-Fil-A **GROUND LEASE**	PA	\$5,965,000	7.76% c-o-c	10-12.5% every 5 yrs	6-15 yrs		Checking	See Notes	Both 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. Loan: \$3.687M; 5.47%; 30 yr amort; Assumption...
B 1064	Restaurant	Sonic **3 AVAILABLE*CAN BE PURCHASED SEPERATELY	TX STX	\$3,256,000	9.69%	Std. %age rent clause. See Notes	2019		Checkikng	Cash	Successful Franchisee	F P	3 Availabe - Can be sold Separately or in any combination... Tenant already paying percentage rent (7% of gross sales)... Absolute net, 20-year leases!!!
B 1066	Restaurant	Santa Fe Cattle Company	OK	\$2,874,000	9.0%	Yes ask for details	2029		2/5 yr	Cash	Checking	P P	Others in the area are Home Depot, Wal-Mart Supercenter, Holiday Inn Express, and others...
B 1067	Restaurant	Popeyes	NC	\$706,700	9.0%	7.5% evey 5 yrs	2018		5/5 yr	Cash		F P	Price Reduced!
B 1068	Restaurant	Del Taco	UT	\$2,075,000	8.0%	10% every 5 yrs	3/31/29		Checking	Cash	#1 National Franchisee	F P	Sits on main Arterial in City...
B 1075	Restaurant	Arbys	FL CTX	\$1,893,700	7.75%	7% @ Options	3/31/29		4/5 yr	Cash	Believed to be Strong	F P	Positioned at the entrance of a master planned community with approx 3,000 to 5,600 residents.. Quick 30 minute ride from downtown and the Airport...

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											F	P	F	P	
B 081	Restaurant	Burger King	FL NFL	\$1,896,800	7.75%	6% every 3 yrs	2029	4/5 yr	Cash	Strong Franchisee	F	P			Situated adjacent to the New Master Planned Development... New Construction!!
B 082	Restaurant	Kentucky Frid Chicken	IL	\$1,204,117	8.5%	10% every 5 yrs	2029	Checking	Cash	Belieived Strong	F	P			5 Available - Can be sold individually, in bluk orin any combination!!
B 083	Restaurant	Wendys	FL CFL	\$1,900,000	8.48%	1.5% Annually	2025	4/5 yr	Cash	Beleived Strong	P	P			Located on Main retail thoroughfare, Surrounded by National Retailers
B 086		Advance Auto Parts	FL CFL	\$1,800,000	7.75%	5% @ Options	2024	3/5 yr	Cash	Strong	P	P			Located along Highway!!
B 088	Restaurant	Burger King	FL NFL	\$1,330,839	7.75%	1.5% Annually	2029	2/5 yr	Cash	Strong Franchisee	F	P			Located less than 1/2 mile from mall... which includes JC Penny, Sears, Arbys, Sonic, and more...
B 090	Restaurant	Pizza Hut	WI	\$838,164	9.15%	10% every 5 yrs	2019	4/5 yr	Cash	Belieived Stron - PH Green Bay LLC	F	P			Great demographics!! This Excellent location enjoys a 3 mile population of 99K with over 66K employees...
B 092	Restaurant	Pizza Hut !!GROUND LEASE!!	GA	\$600,000	7.25%	10% @ Options	12/31/12	2/5 yr	Cash	YUM	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 095	Restaurant	Arbys	AL	\$843,888	9.0%	5% every 5 yrs	2029	3/5 yr	Cash	Belieived Strong	P	P			Excellent Visibility!! Drive Thru - Hard Corner!
B 108	Restaurant	Dennys	CA SCA	\$1,620,000	Checking	5% every 3 yrs	2019	Checking	Cash	Checking	P	P			Strong Demographics... Over 122 feet of interstate frontage with monument signage...

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B 1110	Restaurant	KFC	NY	\$1,500,000	8.5%	7.5% every 5 yrs	12/31/28	4/5 yr	Cash	Believed Strong	F	P	P		Others in the area are Pizza Hut, Family Dollar, and Dollar General!!
B 1111	Restaurant	Backyard Burgers	TN	\$911,739	9.2%	1.5% Annually	20 yrs from COE	Checking	Cash	Believed Strong	P	P	P		Excellent Visibility & Access!! Others in the area are Marshalls, Stein Mart and Kroger...
B 1112	Restaurant	Taco Bueno	OK	\$984,375	8.0%	5% every 5 yrs	20 yrs from COE	4/5 yrs	Cash	Checking	P	P	P		Excellent Visibility & Access
B 1115	Restaurant	Bojangles	SC	\$1,323,000	7.00%	10% every 5 yrs	6/30/20	4/5 yr	Cash	Checking	P	P	P		Easy access... Adjacent to Plaza and newly built Wal-Mart Supercenter with a new CVS & Walgreens...
B 1120	Restaurant	Buffalo Wild Wings !!3 AVAILABLE!!	AZ	\$3,593,500	8.25%	8% every 4 yrs	2030	Checking	Cash	Believed Strong	P	P	P		Others are priced at \$3.045M & \$3.295M - Ask for Details
B 1121	Restaurant	Taco Cabana	TX CTX	\$1,293,333	7.50%	10% LY6 & every 5 yrs	7/31/18	1/10 yr	Cash	Corporate	P	P	P		Others in the area are Chevron, Honda Dealership, Bennigans...
B 1134	Restaurant	Arbys	OH	\$595,000	10.1%	Checking	2014	2/5 yr	Cash	Believed Strong	P	P	P		Outlot of Park Center... Recent 5-year renewals...
B 1135	Restaurant	Arbys	NE	\$1,163,000	8.0%	8% every 5 yrs	02/28/29	Checking	Cash	Believed Strong	F	P	P		Located on Pad of Home Depot with High Drive-by Visibility and Traffic counts
B 1136	Restaurant	Starbucks	AZ	\$875,000	9.4%	10% every 5 yrs	2019	Checking	Cash	Investment Grade	P				Starbucks Drive-Thru...Cash only - must close in 10 days

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B 145	Restaurant	Applebees	NM	\$2,564,706	8.50%	10% every 5 yrs & @ Options	2029		3/5 yr	Cash	Believed Strong	F	P	Just a block from Wal-Mart as well as Subway, Pizza Hut, and several other national tenants...
B 146	Restaurant	Applebees	CO	\$1,390,000	8.35%	10% every 5 yrs & @ Options	2029		3/5 yr	Cash	Believed Strong	F	P	Others in the area are Target, Barnes & Noble, Old Navy, Big Lots, Pier 1 Imports, and more...
B 148	Restaurant	Jack in the Box	OR	\$2,300,000	6.77% c-o-c	Checking	2029		Checking	Cash	Checking	F	P	New Construction, Proven Location... Highly attractive lease!!
B 159	Restaurant	Arbys	IN	\$1,620,844	9.00%	Yes Every 5 yrs	12/31/23		3/5 yr	Cash	Believed Strong Corporate Store	P	P	Corporate Store
B 164	Restaurant	Romanos Macaroni Grill	TX CTX	\$2,389,200	8.50%	2% Annually	2019		4/5 yr	Cash	Believed Strong	P	P	Others in the area include Saltgrass, Shady Grove BBQ, Zias and more... Great visibilty from Interstate!
B 168	Restaurant	Long John Silvers	TX STX	\$1,450,000	7.25%	10% every 5 yrs	2028		3/5 yr	Cash	Believed Strong YUM Brands	F	P	Provides investor long term security...
B 174	Restaurant	Buffalo Wild Wings	TX STX	\$3,225,000	7.80%	10% every 5 yrs	2024		3/5 yr	Cash	Believed Strong	F	P	Irreplaceable infill location along interstate! Fantastic Traffic Counts!!!!
B 180	Restaurant	Burger King ('sister' B. King also avail.)	FL CFL	\$2,079,500	6.5% net	7% of lessees Gross Sales	8/31/14		4/5 yr	Cash	Believed to be strong	P	P	Two available. Other \$1.938 Mil. same CAP... Corporate Leases! Close to community college... Excellent access to the transportation networks.
B 193	Restaurant	Backyard Burgers !REDUCED! !!GOOD DEAL!!	MO	\$1,510,000	8.73%	8% every 5 yrs	2025		Yes	Cash	Strong Franchisee	F	P	Personal guarantee by Franchisee for the entire term of lease...Major traffic generators in the area consist of Wal-Mart Supercenter, Ruby Tuesdays, Walgreens!

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B 9553	Restaurant	Joese Crab Shack !!!FURTHER GREATLY REDUCED - NOW EXTREMELY GOOD DEAL!!!	GA	\$1,660,000	9.54%!!!!	lesser 10% or CPI	7/31/20		2/5 yr	Cash	Landry's Seafood House with guarantee from parent public corporate entity "LNY"	P P	Convenient access to newly redesigned full diamond interchange on Interstate... High traffic counts 46K+ in front of property...
B 589	Restaurant	Long John Silvers / A&W !!!REDUCED-GOOD DEAL!! (Two more!)	OK	\$798,000	8%!	1.5% Annually	2028		4/5 yr	Cash	Yummy Brands - Believed Strong	F P	Well located on growing retail corridor... Nearby tenants include Wal-Mart, Lowes, Walgreens, Starbucks, Chilis, McDonalds and more!!!
B 678	Restaurant	Burger King	NY	\$1,695,000	7.20%	8.50% of Annual Sales	7/31/23		6/5 yr	Cash	Largest Burger King Franchisee with 560 units	F P	Across the street from Target and Tops Grocery... Excellent visiblity from Highway...
B 680	Restaurant	Applebees !!!REDUCED!!	VA	\$2,200,000	8.5%!!	2% /yr	6/12/28		4/5 yr	Cash	Corporate lease	P P	Pad to Food Lion... Fronts 6-lane highway with heavy traffic!!
B 686	Restaurant	McAlisters Deli !GOOD DEAL! !SELLER FINANCING AVAIL! *ONE OTHER AVAILABLE*	IL	\$1,680,000	9%	5% EVRY 5 YR.S BEG. 2/18	2/3/23		3/5 yr	Cash	Checking	F P	Three personal guarantees from tenant principals - combined net worth approx \$10M...
B 786	Restaurant	Arbys !!!REDUCED-GOOD DEAL!!	MS	\$844,000	9%!!	5% every 5 yrs	2028		3/5 yr	Cash	Strong Franchisee	F P	Hard corner location... Drive thru... Great visiblity and access!!
B 796	Restaurant	Del Taco!!!REDUCED!!	CA SCA	\$1,750,000	7%!	CPI every 5 yrs	7/2028		4/5 yr	Cash	Corporate guaranteed	P P	Excellent location... Seller financing available... It will not be long term, no more than 1 year from COE

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B 9806	Restaurant	Applebees !!BIG REDUCTION-GOOD DEAL - LOCATION!!	VA	\$2,000,000	8.5%!!	2% /yr.	6/12/28		4/5 yr	Cash	Corporate lease	P	P	Others in the area are Chilis, Hilton Garden Inn, and Residency Inn by Marriott... Situated along 'Hospitality Row'
B 9827	Restaurant	Raising Cane !!REDUCED- GOOD DEAL!!	NV	\$3,311,000	9.03%!!	10% every 5 yrs	2028		5/5 yr	Cash	Believed to be strong	P	P	Excellent freeway visibility and access!!!
B 9845	Restaurant	KFC !!REDUCED-GOOD DEAL(1 OTHER AVAILABLE)!!	MN	\$1,161,000	7.75%	1.5% Annually	2028		4/5 yr	Cash	Believed strong franchisee	F	P	Other available priced at \$1.657M 7.00% Yield - Ask for details...
B 9846	Restaurant	Up The Creek Grill Seafood & Steaks!!REDUCED!! !!GOOD DEAL!!	FL NFL	\$3,356,000	8.75%	10% every 5 yrs	9/24/28		4/5 yr	Cash	Checking	P	P	Outlot in 850K SQFT Town Center - an open regional shopping center! Located in a rapidly growing metropolitan region... Anchored by Home Depot, Kohls, Super Target & more...
B 9873	Restaurant	Arbys!!REDUCED-GOOD DEALS!! !!3 AVAILABLE!!	GA	\$2,119,000	8%	8% in Term & Options	12/2028		Yes	Cash	Strong Franchisee	F	P	Excellent exposure, High traffic counts, Strong sales Volume!! Prices range from \$1.626M to \$ 2.187M!!
B 9900	Restaurant	Carls Jr	OK	\$1,385,000	7.30%	10% every 5 yrs	8/2013		4/5 yr	Cash	Strong Franchisee	F	P	Newly constructed... Located at the entrance of Lowes Improvement Center - A dynamic trade area!!!
B 9912	Restaurant	Starbucks	FL CFL	\$2,714,000	6.94%	10% every 5 yrs	2024		3/5 yr	Cash	Investment Grade	P	R	Adequate reserves allowed in yield presented.
B 9914	Restaurant	Burger King	FL NFL	\$1,375,200	7.50%	1.5% Annually	2029		Yes	Cash	Strong Franchisee	F	P	Located less than 1/2 mile from mall - Retailers include Dillards, Old Navy, JC Penny, and more...

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B 9 9 1 5	Restaurant	Del Taco !!REDUCED!!	NV	\$2,145,000	7%	CPI every 5 yrs	7/2028		4/5 yr	Cash	Corporate guaranteed	F	P	Irreplaceable Retail Location!!! Highly trafficked area... 75K Cars per day!!
B 9 9 2 3	Restaurant	Panera Bread	MI	\$1,862,000	7.25%	10% in LY 6 & 11; 5% each Option	2023		4/5 yr	Cash	Strong Franchisee	F	P	Well located in a dense retail location... Others in the area are IHOP, Johnny Carinos, Bostons Gourmet Pizza, Starbucks and more...
B 9 9 2 7	Restaurant	Applebees!!REDUCED!!	TX CTX	\$1,800,000	8.50%!	Yes - 2%/yr	2028		Checking	Cash	Strong franchisee	F	P	Situated less than 1 block from Highway off-ramp...
B 9 9 2 9	Restaurant	Applebees	TN	\$2,125,000	8.5%	20% @ 1st Option; 10% @ 2nd Option	2019		2/5 yr	Cash	Believed strong franchisee	F	P	Situated at the Interchange with a daily traffic count of 85K+!!! Just minutes from the University!!!
B 9 9 3 0	Restaurant	Applebees	TN	\$2,300,000	8.5%	19% @ 1st Option; 11% @ 2nd Option	2019		2/5 yr	Cash	Believed strong franchisee	F	P	Situated at the Interchange with a daily traffic count of 76K+!!! Perfect visibility from Interstate!!!
B 9 9 3 6	Restaurant	KFC / Taco Bell	TX CTX	\$600,000	8.5%	Checking	2024		Checking	Cash	Experienced Multi-Unit Franchisee	F	P	One Block from Medical Center... Wal-Mart Supercenter within 1/4 mile!!
B 9 9 3 7	Restaurant	McAlisters Deli !REDUCED!!SELLER FINANCING AVAIL!	IL	\$1,925,000	9%!	5% every 5 yrs starting 4/2017	2023		Yes	Cash	Checking	P	P	Others in the area are Macys, Sears, JC Penny, and Berners...
B 9 9 4 3	Restaurant	Arbys !!REDUCED-GOOD DEAL!!	AL	\$892,000	9.155%!	5% every 5 yrs	2029		3/5 yr	Cash	Strong Operator with 28 locations	F	P	This is a Wal-Mart outparcel... New development area!! Great visibility and access...
B 9 9 4 8	Restaurant	Hardees !!REDUCED!! !!4 AVAILABLE!!	NC	\$846,000	7.45%	12% every 5 yrs	2024		2/5 yr	Cash	Believed strong	F	P	Can be purchased as portfolio or individual... Prices range from \$695K to \$846K... States: TN (2); NC; SC
				See Notes										

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B 9950	Restaurant	Hardees	MS	\$1,000,000	8.84%	12% every 5 yrs	Checking		Checking	Cash	Corporate Backed	F P	Surrounded by National Retailers... Positioned along two dominant traffic corridors...
B 9951	Restaurant	Macaroni Grill	TX CTX	\$2,676,000	8.5%!!	2% & 10% - Ask for details	12/18/28		4/5 yr	Cash	Corporate Lease	P P	Highway location surrounded by Big Box Retailers, Convention Center and International Airport!!!
B 9964	Restaurant	Backyard Burger!!REDUCED!!	TN	\$958,000	8.75%!!	1.5% Annually	2029		Checking	Cash	Corporate - Believed Strong	P P	Others in the area are Marshalls, Stein Mart and Kroger...
B 9975	Restaurant	Krystal Burger	GA	\$1,880,000	8.25%	Tied to CPI not to exceed 3%	2024		2/5 yr	Cash	Checking	P P	Single tenant fast food... On the pad of Wal-Mart Supercenter!!
B 9976	Restaurant	Krystal Burger	GA	\$1,152,000	8.25%	Annual CPI not to exceed 3%	1/14/23		2/5 yr	Cash	Checking	F P	Ideal for 1031 Exchange... Zero landlord responsibility!!
B 9978	Restaurant	Arbys	MN	\$1,291,651	7.75%	1% Annually	2024		2/5 yr	Cash	Guaranteed by RTM Restaurant Group	P P	Exceptional demographics with population of 90K+... Located off main highway with traffic counts of approximately 19K+ cars per day!!!
B 9980	Restaurant	Taco Bell	AR	\$1,475,000		1% Annually	2027		4/5 yr	Cash	Believed Strong	F P	Owner will consider ALL SERIOUS OFFERS!! Great location and close proximity to the Mall - Dillards, JC Penny, Banana Republic, Talbots, Abercrombie & Fitch...
B 9981	Restaurant	Mr Gattis Pizza	TX STX	\$635,300	8.50%	Yes @ Options	2024		Checking	Cash	30 yr Franchisee	F P	Monument signage... Covered outdoor eating areas and drive thru window... Traffic Counts 32K+ per day!!

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

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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 9 8 6	Restaurant	Applebees	TX CTX	\$2,525,000	8.5%	2% Annually LY 1-6; 10% LY 11,16	6/12/28		4/5 yr	Cash	Strong Franchisee	F P	Pad in front of Best Buy and Albertsons... Adjacent to Mall - Dillards, Macys, Nieman Marcus, JC Penny, & Sears!!
B 9 8 8	Restaurant	Applebees !!REDUCED!!	VA	\$1,920,000	8.5%!!	2%/yr	2029		Checking	Cash	Corporate	F P	Located in the heart of the cities shopping district!!! At off-ramp at Intersection and Highway!! Pad to Wal-Mart Supercenter, Sams Club and Kohls...
B 9 8 9	Restaurant	Macaroni Grill !!4 AVAILABLE**	MD	\$2,932,500	8.00%	2% Annually until 2013; then 10%	12/18/28		4/5 yr	Cash	Corporate Lease	P P	Well established property locations... Agressive rental increases... High traffic retail location!!! Ask about the other 3 that are available - all in high traffic locations!!!
B 9 9 1	Restaurant	Macaroni Grill !!4 AVAILABLE!!	MD	\$2,932,500	8.00%	2%/yr	2029		2-5yr	Cash	Corporate Lease	P P	High traffic retail locations... Corporate Guarantees!! Well established property locations!!!!