

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 1 3 3	Retail	Dollar General	LA	\$1,153,300	9.00%	Yes at Options	08/31/19	3/5 yr	Cash	Believed Strong	P	P	Corporate store
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
B 0 2 3	Retail	Checkers !!DEVELOPMENT DEAL!!	NC	\$1,260,000	9.0%	1.5% Annually	20 yrs from coe	Checking	Cash	Believed to be strong - largest double drive-thru chain in the USA	P	P	This is a development deal - Buyer puts up the money to build, BUT the return is great! Lease is PRE-SIGNED!! Good yield - Will be 9.0%!!!! Ask for more details...

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	#	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	1045	Retail	Dollar General	TX STX	\$662,306	9.15%	10% @ Options	10/31/17	3/5 yr	Cash	Investment Grade	P P	Adequate reserves allowed in yield presented.
B	1065	Retail	RSC Equipment Rental **2 AVAILABLE**	OK	\$1,951,667	9.0%	2.75% Annually	2019	Checking	Cash	Believed Strong	P P	Major player in 36 Billion Dollar a year industry.. Best Cap on Market!
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	1096	Retail	Dollar General	TX CTX	\$822,200	9.0%	10% @ Options	2019	3/5 yr	Cash	Investment Grade	P P	New 10 yr lease!!
B	1162	Retail	Dollar General	FL CFL	\$1,400,000	8.50%	10% @ Options	2025	4/5 yr	Cash	Believed Strong	P P	Others in the area are McDonalds, Taco Bell, Jiffy Lube, Aarons Rents, and more!!!
B	9576	Retail	RSC Equipment Rentals !REDUCED-BEST CAP IN MARKET!!	TX WTX	\$1,778,000	9%!!!	2.75% Annually	2018	3/5 yr	Cash	Believed to be Strong	P P	Close proximity to 5 additional highways.... Dense population & employment location!!
B	9699	Retail	Verizon !!REDUCED-GOOD DEAL!!	FL CFL	\$720,000	9.00%!	2.3% Annually	12/31/17	2/5 yr	Cash	Verizon-Bell Atlantic/Verizon partnership (Celco) Bell is the General Partner -Believe investment grade.	P P	Fee Simple... Free Standing...

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 (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 9711	Retail	Aarons Rents !!REDUCED-GOOD DEAL!! **ONE OTHER AVAILABLE**	AL	\$1,306,000	7.6%!	10% every 5 yrs	2023		1/5 yr	Cash	\$434 mil. Corporate Guarantee	P P	O ther identical-MI-Offered as individual or portfolio...	
B 9712	Retail	Aarons Rents !!REDUCED!!**ONE OTHER AVAILABLE-AL**	MI	\$1,147,000	7.6%	10% every 5 yrs	2023		1/5 yr	Cash	\$434 mil. Corporate Guarantee	P P	Offered as individual or portfolio...AL \$1.306M/7.6%	
B 9922	Retail	Sherwin Williams	MI	\$1,208,955	6.70%	10% every 4 yrs & @ Options	8/31/20		3/5 yr	Cash	S&P A	P P	Brand new Construction... Growing Community!! Located at the intersection of two busy streets...	
B 9926	Retail	RSC Equipment Rental !!REDUCED-GOOD DEAL!Highest RSC CAP in U.S.!)(Add'l unit avail.)	TX STX	\$1,870,000	9%!!	12% yr 5 & @ Options	2019		1/10 yr	Cash	S&P B+	P P	Add'l unit avail. - S./ TX - 8.5 CAP - same terms- price: \$1.72 Mil. Lease terms of 1st of its kind for this expanding tenant!!! Financing Available...	
B 9940	Retail	Dollar General !!REDUCED - GOOD DEAL!!	FL	\$755,000	8.75%	10% in Options	11/20/17		3/5 yr	Cash	Investment Grade	F P	A second D. Gen. also avail. - Other tenants in the area are Quiznos, Waffle House, Exxon, Red Carpet Inn and more...	
B 9944	Retail	Sherwin Williams	GA	\$1,032,266	7.50%	10% @ Options	2017		2/3 yr	Cash	S&P A	P P	Located just east of Interstate in the major retail corridor serving the area... Within two miles there are more than 100 retailers and mall (anchors: JC Penny, Macys, and Sears)	
B 9949	Retail	Sherwin Williams	GA	\$1,171,428	7.00%	Yes	2019		Yes	Cash	Corporately guaranteed	P P	High population growth area... new constructoin!!	
B 9966	Retail	Dollar General !!2 AVAILABLE!!	LA	\$767,183	9.15%	10% every options period	1/31/17		3/5 yr	Cash	Investment Grade	P P	The other one is priced at \$662,306 samd yield... Both in strong areas...	

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 Guarantor:		Options	Terms	Net Worth	Lease Type:		Notes
								(P) Parent (F) Franchisee	(P) Pure Net (R) Roof & Structure						
B 9	Retail	Verizon Wireless	LA	\$1,923,600	7.44%	Yes, every 5 yrs	2017	Checking	Cash	Verizon-Bell Atlantic/Verizon partnership (Celco) Bell is the General Partner -Believe investment grade.	P R	Adequate reserves allowed in yield presented. Yield: LY 2022 8.2%; LY 2027 9.01%...			
9															
9															
3															
					See Notes										