

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 | | | |
| B 1024 | Retail | Tractor Supply | LA | \$2,830,000 | 7.29% | 10% every 5 yrs | 6/30/23 | 4/5 yr | Cash | Believe investment grade. Largest Tractor Supply Co operating 460 stores in 30 states. | P | R | Adequate reserves allowed in yield presented. Special 15 year depreciation and other tax benefits for "Go Zone" property... |
| B 9550 | Retail | Tractor Supply and Aaron Rents !!MOTIVATED SELLER - MAKE OFFER!! | PA | \$2,439,090 | 8.00% | Yes - Ask for Details | Tractor - 11/2021; Aaron - 10/2012 | Tractor - 4/5 yr; Aaron - 2/5 yr | Cash | Tractor - Believe investment grade; Aaron - \$434 mil. Corporate Guarantee | P | P | 70% of GLA to Tractor Supply, Recent capital improvements, Ease of Management, IDEAL FOR 1031 EXCHANGE!!! |

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.

| 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 Type: (P) Pure Net (R) Roof & Structure | Notes |
|-------------|--------|--|--------|-------------|------------------------------|-------------------------|-------------------------------|--|---------|-----------|--|---|---|
| # | Type | (Deals marked Letter of Interest "L.O.I." may become re-available) | | | | | | | | | | | |
| B 9565 | Retail | Verizon | SC | \$2,128,000 | 7.50% | 12.5% every 5 yrs | 2017 | | 2/5 yr | Cash | Verizon-Bell Atlantic/Verizon partnership (Celco) Bell is the General Partner -Believe investment grade. | P P | Located directly at entrance of Home Depot... Signalized intersection along dynamic retail corridor! |
| B 9590 | Retail | Family Dollar | FL CFL | \$2,178,571 | 6.94% | 15% @ Options | 12/31/18 | | 3/5 yr | Cash | \$1.3B, NYSE: FDO | P R | Adequate reserves allowed in yield presented. Area tenants are Burger King, Circle K, Dunkin Donuts, KFC, and more... |
| B 9690 | Retail | Tractor Supply | TN | \$2,500,000 | 7.41% | 10% in LY 6 & @ Options | 2018 | | 4/5 yr | Cash | Believe investment grade. Largest Tractor Supply Co operating 460 stores in 30 states. | P P | Free standing building... |
| B 9692 | Retail | OfficeMax | SD | \$2,725,000 | 8.73% (7.6% c-o-c) | %.50/sqft @ options | 11/9/13 | | 4/5 yr | See Notes | \$1 billion+ | P R | Adequate reserves allowed in yield presented. Loan \$1.870M; Cash \$1.020M; Assumable; 7.4%; 30 yr amort; due in 15 yrs |
| B 9737 | Retail | Verizon Wireless !!JUST REDUCED - GOOD DEAL!! | NC | \$2,806,000 | 8%!! | 10% every 5 yrs | 8/31/18 | | 2/5 yr | Cash | Verizon-Bell Atlantic/Verizon partnership (Celco) Bell is the General Partner -Believe investment grade. | P R | Adequate reserves allowed in yield presented. |

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| B 9781 | Retail | Sherwin Williams | GA | \$2,166,650 | 8.00% | Yes | 2018 | | Yes | Cash | Corporate | P | P | Strong national brand... High population growth area! |
| B 9801 | Retail | Sunbelt Rentals | IL | \$2,497,613 | 7.75% | CPI Annually | 6/30/18 | | 3/5 yr | Cash | Ashtead PLC(London) Wholly owned subsidiary/ Ranked # 4 in US com. equip. leasing | P | P | Provides equipment rentals for the construction and industrial marketplace... |
| B 9803 | Retail | Edwin Watts Golf Shop | SC | \$2,557,000 | 8.00% | 15% every 5 yrs | 8/2020 | | 4/5 yr | Cash | Checking | P | P | Across the street from the Mall... Relocation of High Performing Store!! |
| B 9844 | Retail | Duckwall - Alco !!3 AVAILABLE** | TX | \$2,686,000 | 8.0% | Std. %age rent clause. | 2023 | | 3/5 yr | Cash | Approx \$90 Million; 266 Stores, 19 States, Strategy is smaller markets to not compete with Wal-Mart, Kmart; Nasdaq: "DUCK" | P | P | Excellent store sales.. Prices range from \$2.580M to \$2.878M. - Ask for details!! |
| B 9909 | Retail | Verizon Wireless | TX STX | \$2,400,000 | 8.25% | Yes every 5 yrs | 2019 | | 2/5 yr | Cash | Verizon-Bell Atlantic/Verizon partnership (Celco) Bell is the General Partner -Believe investment grade. | P | P | Others in the area are Wal-Mart, Home Depot, Target, Sams Club and more... |

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|-------------|------------------|---|---|-------|---------------------------------------|------------|--------------------------------------|--|--------------|-----------|---|---|--|---|-------|
| # | Type | | | | | | | | | | P | R | | | |
| B | 9 9 1 3 | Retail | Sunbelt Rentals | IL | \$2,189,625 | 7.94% | CPI capped @ 3%/yr | 2017 | 3/5 yr | Cash | Ashtead PLC(London) Wholley owned subsidiary/ Ranked # 4 in US com. equip. leasing | P | R | Adequate reserves allowed in yield presented. | |
| B | 9 9 3 1 | Retail | AT&T Mobile, Checksmart, Aspen Dental | OH | \$2,125,000 | 8.12% | AT&T & Check - None; Dental - Yes | AT&T 9/2012; Check 10/2014; Dental 9/2017 | All - 2/5 yr | Cash | AT&T - S&P A; Check - Checking ;Dental - Checking | P | P | Proposed New Loan - \$1.487M; 6.5%; 25 yr Amort... | |