

**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 100	Retail	Staples	FL NFL	\$4,477,000	7.50%	10% @ 1st Option; 5% @ rest of Options	2019	4/5 yr	Cash	Investment	P	P	2009 Construction!! Excellent Retail Corridor location - near Wal-Mart and Lowes - Near Interstate!!!
B 127	Retail	Forever 21	CA SCA	\$5,722,000	9.00%	10% every 5 yrs	9/30/27	6/5 yr	Cash	Believed Strong	P	P	Excellent location; Average Daily traffic count in excess of 75,000 cars per day...
B 141	Retail	Petsmart	IN	\$5,326,228	8.75%	CPI Max 5% to 10%	11/30/19	4/5 yr	Cash	Believed Investment Grade	P	P	This inline store is part of the mall... Others in the area are Dicks Sporting Goods, JC Penny, Sears, Macys, and more...

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	9643	Retail	Harley Davidson !!!!!!FURTHER REDUCED-EXTRA GOOOODD (Vrruummmmm!) DEAL!!!!!!	FL CFL	\$4,875,000	9.75%!!!!!!	1.75% Annually beginning 6/1/09	5/31/22	4/5 yr	Cash	Guaranteed by one of the largest dealers in the US	F P	Excellent visibility with average daily traffic counts of 21K per day...
B	9783	Retail	Staples	FL NFL	\$5,819,000	7.00%	10% @ Options	2/28/19	4/5 yr	Cash	Staples - Investment grade; S&P:BBB	P P	Excellent retail corridor location!! Others in the area are Sams Club, Lowes and the Mall... Near Interstate
B	9861	Retail	Office Depot & Tractor Supply	KY	\$4,113,000	7.50%	Office - Yes @ Options; Tractor - Yes @ Options	Ask for Details	Office - 4/5 yr; Tractor - 2/5 yr	Cash	Office - S&P BBB-; Tractor - Believe investment grade. Largest Tractor Supply Co operating 460 stores in 30 states.	P P	Across the street from Wal-Mart... Well below replacement!!