

**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			
B 8837	Retail	Kohls	PA	\$9,800,000	6.58% net	checking	2/1/2020	6/5 yr	Cash	BBB+	P	P	Presides along the west side of the Galleria Mall, a 768,000 sq ft regional mall, located off of the highway...
B 8880	Retail	T Mobile	TN	\$18,469,000	6.5% net 7.3% c-o-c	2% annually	2/28/21	checking	See Notes	Believed strong	P	P	New financing in place - Loan \$12M; 5.43%; 10 yr term; 30 yr amort; non recourse
B 8886	Retail	Wickes Furniture	IL	\$26,400,000	7.19% net	15% @ options	2022	5/5 yr	Cash	Believed to be extremely strong	P	R	Adequate reserves allowed in yield presented.

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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#	Type	(Deals marked Letter of Intent "L.O.I." may become re-available)											
B 8889	Retail	Staples	DC	\$6,342,333	6.75% net	10% every 5 yrs	2017	checking	Cash	Investment grade; S&P:BBB	P P	Premiere Power center location - Anchored by Target	
B 8891	Retail	Circuit City, Petsmart, Einstein Bagels & Blinds to Go	MI	\$16,500,000	6.2% net (7.0% 2/08)	Cir City 10% every 5 yrs;Pet 13% every 5 yrs;Bagel 10% 2013;Blinds 10% 2013	Cir City 2018;Pet 2013;Bagel 2008;Blinds 2008	Cir City 4/5 yr;Pet 3/5 yr;Bagel 2/5 yr;Blinds 2/5 yr	See Notes	Cir City A;Pet \$300 Mil Network, S&B;Bagel Strong; Blinds checking	P P	Loan: \$10.550M; 5.79%;Interest only first 3 yrs;30 yr amort thereafter;Loan commenced 2/2006; 20 yr term;must be assumed...	
B 8930	Retail	Circuit City	GA	\$6,670,000	6.94% net	\$2.00 psf @ options	2017	4/5 yr	Cash	A	P R	Adequate reserves allowed in yield presented. Part of two property offering! Can be purchased together or seperately... Ask for Details!!!	
B 8961	Retail	Hobby Lobby	UT	\$6,176,000	6.50% net	5.5% @ options	2019	3/5 yr	Cash	\$103 mil	P P	Great location!! Easy access to interstate highway...	
B 8964	Retail	Home Depot	NE	\$23,000,000	6.00% net	checking	2018	10/5 yr	See Notes	S&P: AA	P P	Loan: \$10.600M; 7.44%; Balance \$7.673M; Matures 3/1/18	
B 8992	Retail	Ashley Furniture	CA	\$15,707,671	7.0% net	less of 2.5% or CPI annually	2022	checking	Cash	See Notes	P P	Ashley is a 50 year old company, believe reasonable by strong - ask for details. Trophy location is surrounded by a multitude of national tenants including - Costco, Chevron, Pizza Hut and a lot more!!!	
B 9002	Retail	ShopKo Store !!!REDUCED!!! !!!VERY GOOD DEAL!!!!	NE	\$15,477,000	7.8 CAP! / 7.4% c-o-c / 10.5% tot. w/loan!	Flat base until options	2021	6/5 yr	Cash	Net worth approx \$600M	P P	Maybe a 7.9 CAP!! GOOD Loan: \$8.837M; 5.84%; 10 yr term; 25 yr Amort; 1% Assump Fee; Immediate area surrounding the property is a regional retail destination...	

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B	9012	Retail	Sams Club	WI	\$9,575,000	7.75% net	checking	2013	checking	Cash	S&P: AA	P P	Located adjacent to shopping center... Excellent visibility from the interstate!
B	9044	Retail	Best Buy	OK	\$6,692,000	6.50% net	5.75% @ options	2017	4/5 yr	Cash	Believe to be investment grade	P R	Adequate reserves allowed in yield presented.
B	9101	Retail	Camping World **4 AVAILABLE**	VA	\$6,319,329	7.75% net	Yes	2022	checking	Cash	Believed strong	P P	Prices range from \$6.315M to \$7.523M - Ask for details!! All in Highly visable and superb locations!!
B	9114	Retail	Wickes Furniture	CA SCA	\$13,739,000	6.50% net	10% every 5 yrs	2022	4/5 yr	Cash	Believed to be extremely strong	P P	Brand new construction - No deferred maintenance or near-term capital requirements....
B	9129	Retail	BJs Wholesale Club	FL CFL	\$20,250,000	6.00% net	8% in 2014 & 2019	2027	4/5 yr	Cash	Believe to be investment grade.	P P	Excellent retail location!!! Well suited for institutional or 1031 exchange investors seeking high quality investment property!!!
B	9139	Retail	Best Buy !!GOOD DEAL!!	MN	\$14,560,000	6.55% net	10% every 5 yrs	2017	4/5 yr	Cash	Believe to be investment grade	P R	** Structure ONLY - Not responsible for Roof!!
B	9146	Retail	Circuit City	TX WTX	\$6,625,000	6.50% net	No	1/31/17	4/5 yr	Cash	A	P P	Trophy retail location!!! Located across from mall boasting 1+M SF...
B	9165	Retail	Kohls	ND	\$8,806,000	6.40% net	yes	2027	8/5 yr	Cash	BBB+	P R	Adequate reserves allowed in yield presented. Others in the area are Bed, Bath & Beyond, Old Navy, Target, Best Buy and more....
B	9181	Retail	Pep Boys !!GOOD DEAL!!	CA SCA	\$6,523,000	5.65% net	1.50% annually	2022	4/5 yr	Cash	Approx \$265 million - many consider investment grade	P P	Just south of new power center and new sportsplex!!!

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B 9194	Retail	Lowes !!REDUCED!! !!GOOD DEAL!!	TX STX	\$12,570,000	6.85% net!!	Yes - at options!	9/30/15		6/5 yr	Cash	S&P A+	P	P	Excellent visibility and access from major intersection with third access drive from west road...
B 9198	Retail	Greg Appliances	OH	\$6,594,000	6.94% net	\$1.00 per sq ft in options	3/31/23		4/5 yr	Cash	Net worth \$16.3 Million	P	R	Adequate reserves allowed in yield presented. New construction... Excellent interstate visibility!!
B 9199	Retail	Honda of Lake Norman	NC	\$14,750,000	7.52% net	7.5% every 3 yrs	11/1/20		checking	Cash	\$130 Million	P	P	Landlord will credit buyer in escrow at closing for difference in rent between current rent and new rent starting in 11/2008.
B 9227	Retail	Sportsman Warehouse	VA	\$9,180,000	7.5% net	5% every 5 yrs	11/30/22		5/5 yr	Cash	Corporate signature - Successful private co. - 67 stores / 28 states	P	P	Fixed rental increases!!! Brand new construction... Excellent retail location!!! Modest net worth at this time of only about \$3.5 million. But have plans for steady, safe expansion. Concept has been extremely well received - stores are very successful - pattern is similar to REI mega-sports and outdoor equipment stores you may be familiar with.
B 9230	Retail	The Home Depot	IN	\$12,640,000	6.0% net	None	2033		10/5 yrs	Cash	S&P: AA	P	P	Corporate Lease... Free and clear of debt!!!
B 9242	Retail	Wal Mart Supercenter	SC	\$20,878,000	6.10% net	None	2018		checking	Cash	A	P	P	Rapidly growing, affluent demographics...
B 9252	Retail	DSW Shoe Warehouse	CO	\$17,700,000	6.48% net	13% in LY 2012 & Fixed 10% every 5 yrs	2018		checking	Cash	Believe investment grade or close	P	P	Located adjacent to 1.5 M SG ST Mall...

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B 9273	Retail	Hhgregg	OH	\$6,594,000	6.94%	\$1.00/SQ FT @ Options	2/28/23		4/5 yr	Cash	Checking	P	R	Adequate reserves allowed in yield presented. One block east is a Power Center anchored by Wal-Mart Supercenter!!
B 9275	Retail	Best Buy	MN	\$8,770,000	6.50%	3% in LY 6 & @ Options	1/31/18		3/5 yr	Cash	Believe to be investment grade	P	P	Easy & convenient access - freeway visibility... Situated in a major retail market - adjacent to Wal-Mart....
B 9276	Retail	BJs Wholesale Club	MA	\$19,800,000	6.50%	5% every 5 yrs	8/31/27		4/5 yr	Cash	Believed Strong	P	P	Strong Credit Tenant... Superior Retail Location!!! Single Tenant Investment Opportunity...
B 9330	Retail	Staples & Mattress Firm	FL SFL	\$10,850,000	6.50%	Staples - 8% @ Options; M Firm - 15% @ Options	Staples - 2018; M Firm - 2013		Staples - 4/5 yr; M Firm - 1/5 yr	Cash	Staples - Investment grade; S&P:BBB; M Firm - Believed to be strong	P	P	Prime Real Estate... Not debt to assume... Others in the area are Publix, Bed Bath & Beyond, Petco and 46 other primarily national retailers!!!
B 9341	Retail	BJs Wholesale Club	NC	\$17,132,175	6.85%	CPI - 6% min (5 yrs)	2023		4/5 yr	Cash	Believed Strong	P	P	Surrounding retail includes - Sams Mart, TJ Maxx, Sports Authority, Quiznos and Pizza Hut...