

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 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 1072	Supermarket	Albertsons	AZ	\$6,791,098	8.2%	5% every 5 yrs	20 yrs from COE	8/5 yrs	Cash	Pvt. equity group - approx. \$110 Mil.	P	P	Others in the area are Bank of America, Wells Fargo, Hi-Health, and more...
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!!

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.

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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#	Type		Price										
B 1	Supermarket	Albertsons	TX	\$5,540,000	7.75%	10% every 5 yrs	2029	4/5 yr	Cash	Pvt equity group-approx. \$110 Mil.	P	P	Located in prestigious community...
1			CTX										
3													
2													
B 9	Supermarket	Fresh & Easy	CA	\$8,865,000	6.6%	Yes - ask for details	2029	Checking	Cash	Tesco	P	P	Dense residential base surrounding the subject property... Underserved Retail trade area... Excellent Access - Dedicated signal directly in front of property!!!
9			SCA										
0													
7													
B 9	Supermarket	Whole Foods Market	CT	\$22,500,000	6.94CAP / 7.7%c-o-c after loan	Yes - Ask for details	2029	4/5 yr	See Notes	Believed strong	P	R	Adequate reserves allowed in yield presented. Loan \$13.0M; Assumable; 6.100%; 10 yr term; 30 yr amort
9		!!REDUCED!!											
9													
8													