

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 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 104	Warehouse Distribution	Fed Ex Ground !!REDUCED!!	NM	\$6,592,000	8.25%	10% @ 1st Option; 5% @ 2nd	6/1/19	2/5 yr	Cash	Investment Grade	P P		Lot is approx 7,9824 acres... Across from Municipal Airport! Located near two major highways!!!!

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B	105	Warehouse Distribution	Fed Ex Ground	NY	\$5,415,122	9.00% (10% c-o-c)	10% @ 1st Option; 5% in 2nd	10/1/18	2/5 yr	Cash	Investment Grade	P	P	Build to Suite...
B	106	Warehouse Distribution	Fed Ex Ground	FL CFL	\$13,964,379	7.90%	10% @ 1st Option; 5% in 2nd	1/31/19	2/5 yr	Cash	Investment Grade	P	P	
B	972	Warehouse Distribution	FedEx !!FURTHER REDUCED!! !EXTRA DAMN GOOD DEAL!! (Tax-free state...)(Good financing avail.)	NH	\$5,161,000	8.15%!!!! (9.2% c-o-c finan. avail)	@ options: 10% yr.11; 5% yr.16	2018	2/5 yr	Cash	S&P BBB	P	P	Good financing available! New construction and Good location!!! High quality industrial building on 21+ acre lot... Fed Ex has right (and intends to) to expand by 10,513 sq ft AT THEIR EXPENSE (paying extra rent as well!!!)
B	973	Warehouse Distribution	FedEx !!reduced-good deal!!	VA	\$2,249,000	8.1%!	10% in LY 6; 5% in LY 16	2018	2/5 yr	Cash	S&P BBB	P	R	New construction and Good location!!! High quality industrial building on 5.1+ acre lot... Ability to expand by 21,122 sq ft!!
B	995	Warehouse Distribution	General Dynamics National Steel & Shipbuilding Company - !!reduced!! !!good deal!!	CA NCA	\$6,020,000	6.75%!	2% Annually	2018	Checking	Cash	General Dynamics owns 100% of National Steel & Shipbuilding - assume investment grade..!	P	P	Price significantly below replacement cost... Historically low industrial vacancy rates in area...
B	931	Warehouse Distribution	Preferred Freezer	MA	\$17,950,000	6.82%	8% every 5 yrs	7/14/30	Checking	See Notes	Believed Strong - Ask for Details	P	P	Loan \$12.201M; Loan Balance \$12.014M; 5.26%; 1%Assumption Fee; 30 yr Amort; \$5,000 application fee; 24 mo interest only; principal reduction commenced Aug 2007
B	999	Warehouse Distribution	FedEx Freight	TN	\$9,090,000	7.75%	10% in LY 15; 5% @ Options	6/30/23	2/5 yr	Cash	Investment Grade	P	P	New construction... Property will be delivered free and clear of permanent financing!!

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											P	F	P	R		
B	9 8 0 7	Warehouse Distribution	FedEx	NY	\$1,605,000	7.75%	Flat for initial term	8/31/16	2/5 yr	Cash	S&P BBB	P	P	P	P	Excellent highway access...