

Tenant Credit Ratings

Tenant	Ticker	S&P	Default Probability	Moody's	Default Probability
7-Eleven	SE	AA-	.20%	Baa3	4%
Advance Auto	AAP	BBB-	4.00%	Ba1	7%
AT&T	T	A	.60%	A2	.60%
Auto Zone	AZO	BBB	2.00%	Baa2	2.00%
Bank of America	BAC	A	.60%	A1	.60%
Bed, Bath & Beyond	BBBY	BBB	2.00%		
Best Buy	BBY	BBB-	4.00%	Baa2	2.00%
Big Lots	BIG	BBB-	4.00%		
BP America	BP	AA-	.20%	Aa3	.20%
Burger King	BKC	BB-	19.00%	Ba2	9.00%
Capital One	COF	BBB+	1.50%	Baa1	1.50%
Chevron	CVX	AA	.20%	Aa1	.15%
Circle K	ANCUF	BB+	7.00%		
Citibank	C	A+	.40%	A1	.40%
Costco	COST	A+	.40%	A2	.60%
CVS	CVS	BBB+	1.50%	Baa2	2.00%
Darden Restaurants	DRI	BBB	2.00%	Baa3	4.00%
DaVita	DVA	BB-	19.00%	Ba3	19.00%
Denny's	DENN			Ba2	9.00%
Dillard's	DDS	B+	25.00%	B2	31.00%
Exxon Mobil	XOM	AAA	.15%	Aaa	.15%
FedEx	FDX	BBB	2.00%	Baa2	2.00%
Fresh & Easy	TSCO	A-	.60%	A3	.60%
Goodyear	GT	BB-	19.00%	Ba3	19.00%
HHGregg	HGC	B+	25.00%	Ba3	19.00%
Home Depot	HD	BBB+	1.50%	Baa1	1.50%
JP Morgan Chase	JPM	A+	.40%	Aa3	.20%
Jack in the Box	JBX	BB-	19.00%	Ba1	19.00%
JC Penny	JCP	BB+	7.00%	Ba1	7.00%
Key Bank	KEY	BBB+	1.50%	Baa1	1.50%
Kohl's	KSS	BBB+	1.50%	Baa1	1.50%
Kroger	KR	BBB	2.00%	Baa2	2.00%
Limited	LTD	BB	9.00%	Ba2	9.00%
Lowe's	LOW	A+	.40%	A	.40%
Macy's	M	BB+	7.00%	Ba1	7.00%

McDonalds	MCD	A	.60%	A3	.60%
Nordstrom	JWN	BBB+	1.50%	Baa2	2.00%
Office Depot	ODP	B	31.00%	B2	31.00%
Office Max	OMX	B-	43.00%	B1	25.00%
Pep Boys	PBY	B-	43.00%	B2	31.00%
Petsmart	PETM	BB	9.00%		
PNC Bank	PNC	A+	.40%	A1	.40%
Radio Shack	RSH	BB	9.00%	Ba1	7.00%
RBC	RY	A-	.60%	A1	.40%
Rite Aid	RAD	B-	43.00%	Caa2	60.00%
Ross Stores	ROST	BBB	2.00%		
Safeway	SWY	BBB	2.00%	Baa2	2.00%
Shell	RDS	AA	.20%	Aa2	.20%
Staples	SPLS	BBB	2.00%	Baa2	2.00%
Starbucks	SBUX	BBB+	1.50%	Baa3	4.00%
The Gap	GPS	BB+	7.00%		
TJ Max	TJX	A	.60%	A3	.60%
US Bank	USB	A+	.40%	Aa3	.20%
Verizon	VZ	A	.60%	Aa3	.60%
Wachovia	WB			A1	.40%
Walgreen	WAG	A	.60%	A2	.60%
Wal-Mart	WMT	AA	.20%	Aa2	.20%
Wells Fargo	WFC	AA-	.20%	A1	.40%
Wendy's	WEN	B+	25.00+	B2	31.00%
Whole Foods	WFMI	BB-	19.00%	Ba3	19.00%