

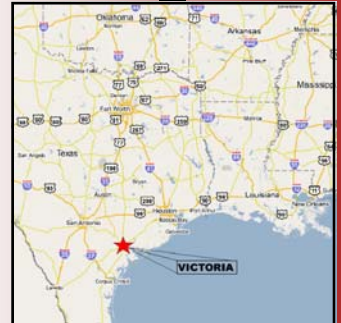
FOR SALE

Lease Investment Opportunity

12104 Navarro • Victoria, TX

RSC
Equipment Rental

RSC Equipment Rental serves as a vital and trusted partner for thousands of customers in construction, industrial, petrochemical, governmental, and manufacturing businesses across the United States, Canada and Mexico. By providing timely rentals, maintenance, service, and sales of new and used equipment, tools, and parts, RSC (Rental Services Corporation) helps our customers to do their jobs more efficiently and more profitably.



- Price: \$1,723,493
- Cap Rate: 7.75%
- Building: 6,450 sf
- Lot Size: 5.07 acres
- Lease Term: Ten (10) Years
- Occupancy: November 5, 2007



For more information, please contact:
Rocky Hardin at 512.819.4709
rhardin@embreegroup.com



Embree Asset Group, Inc.
4747 Williams Drive
Georgetown, Texas 78633





Victoria, Texas, is located 30 miles inland from the Gulf of Mexico and is within a two-hour drive of Corpus Christi, Houston, San Antonio and Austin (one of the reasons Victoria is known as the “South Texas Crossroads”). Victoria is a regional hub for a seven county area and serves a retail trade area of over 250,000 people. Highways 77, 87 and 59 (the future I-69) all intersect in Victoria. With a population of just over 60,000 Victoria is a cultural, historic and economic hub for an area that has experienced a dynamic growth throughout the 21st century.

Lease Summary

Tenant:	RSC (Rental Service Corporation)
Property Address:	12104 N. Navarro • Victoria, Texas
Lease Term:	Ten (10) years plus Three (3) Five-Year Options
Increases:	12.5% every Five (5) Years
Schedule of Rents:	\$ 133,571
Taxes & Insurance:	By Tenant
Repairs:	Tenant responsible for all repairs and maintenance.

