

FOR SALE

Lease Investment Opportunity

Charles Page Boulevard & S. 81st Street • Sand Springs, OK

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.

Sample Photo - Construction in Progress



- Price: \$ 2,264,000
(based on estimated annual rent)
- Cap Rate: 7.75%
- Building: 5,940 sf
- Lot Size: 2.19 acres
- Lease Term: Ten (10) Years
- Occupancy: November 2008

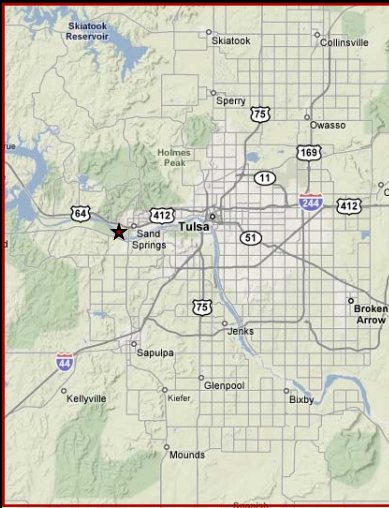
For more information, please contact:
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Embree Asset Group, Inc.
4747 Williams Drive • Georgetown, Texas 78633
www.embreegroup.com



Sand Springs, Oklahoma

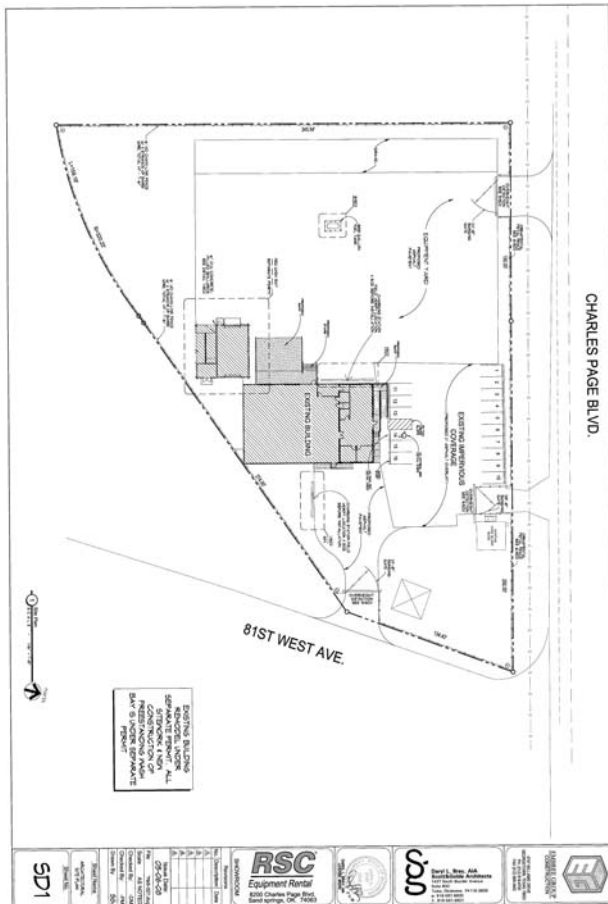


Sand Springs is located in Northeast Oklahoma, six miles west of Tulsa. The city is continually flourishing, boasting an area of 22 square miles, an extended growth area of 150 square miles, and a city population of 17,765. Sand Springs is a beautiful, progressive city that continues to grow and prosper while preserving the family atmosphere that is cherished by the community.

Sand Springs' geographical location is perfect for commuters. Major roads and expressways make the drive to any part of the Tulsa Metropolitan area easy. Great access by major transportation routes include the following:

- Highway 97, which connects I-44 and Sand Springs Expressway
- Highway 51 and Highway 64, which connect to I-35
- William R. Pogue Municipal Airport, accommodating general aviation aircraft and railroad access to two class one carriers.

Site Plan



Lease Summary

Tenant:

RSC (Rental Service Corporation)

Property Address:

Charles Page Boulevard & S. 81st Street
Sand Springs, Oklahoma

Lease Term:

Ten (10) years plus Three (3) Five-Year Options

Increases:

12.5% every Five (5) Years

Schedule of Rents:

\$ 175,511 (estimated)

Taxes & Insurance:

By Tenant

Repairs:

Tenant responsible for all repairs and maintenance.