

FOR SALE

Lease Investment Opportunity

Old Port Isabel Road & FM 802 • Brownsville, 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.

Sample Photo - Construction in Progress

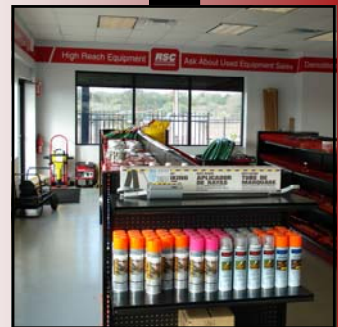


- Price: \$1,870,000
- Cap Rate: 9.0%
- Building: 6,450 sf
- Lot Size: 2 acres
- Lease Term: Ten (10) Years
- Occupancy: March 2009

For more information, please contact:
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4747 Williams Drive • Georgetown, Texas 78633
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Brownsville, Texas

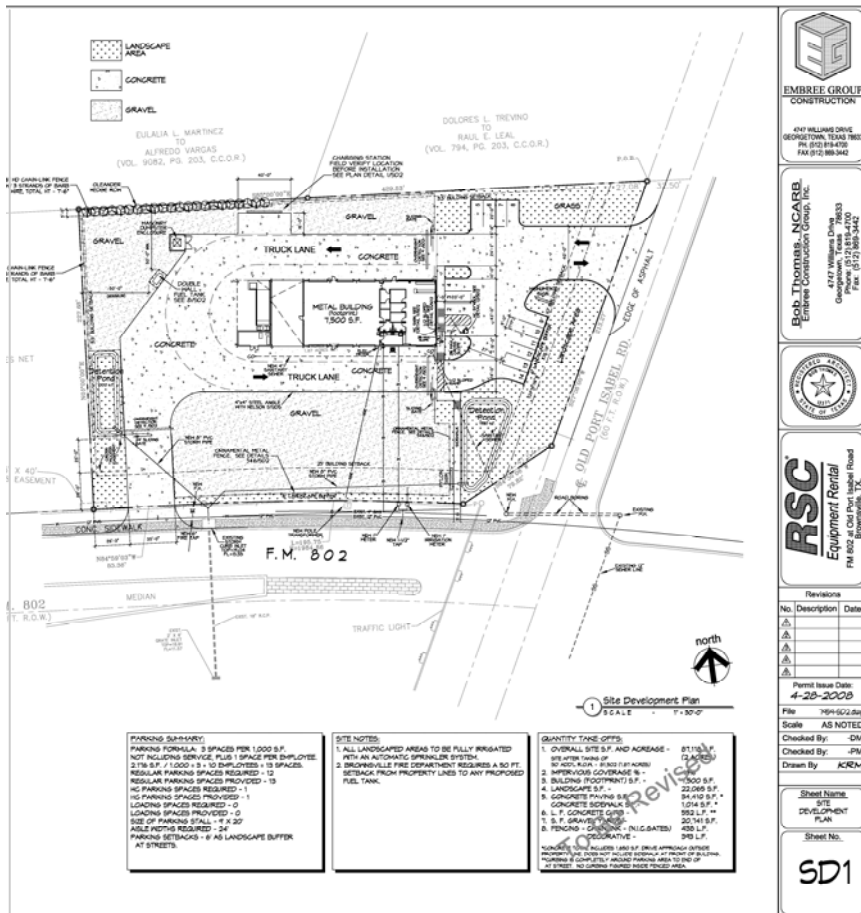
Brownsville, Texas is a truly international city located in a semi-tropical paradise where two cultures meet to create a unique land of exotic sounds, flavors, history and natural beauty found nowhere else in the U.S.

The Brownsville area is one of the fastest-growing regions in the United States. The population of Brownsville has grown by over sixty-eight thousand people in the past 15 years (In 2005, the estimated area population was 167,493). As the City of Brownsville continues to grow in population the workforce continues to thrive in this competitive global environment.

At the extreme southern tip of Texas, Brownsville is located at the beginning of US Highways 77, 83, and 281. The driving time is approximately 2 hours to Corpus Christi, 4 hours to San Antonio, 5 hours to Austin, 6 hours to Houston, and 8 hours to Dallas. Brownsville connects conveniently with neighboring Matamoros, Mexico via three international bridges. The driving time to Monterrey is approximately 3 hours and about 5 hours to Tampico.



Site Plan



Lease Summary

Tenant:
RSC (Rental Service Corporation)

Property Address:
Old Port Isabel Road & FM 802
Brownsville, TX

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

Increases:
12.5% every Five (5) Years

Schedule of Rents:
\$168,350

Taxes & Insurance:
By Tenant

Repairs:
Tenant responsible for all repairs
and maintenance.