

# FOR SALE

## Lease Investment Opportunity

265 I Gabel Road • Billings, MT

**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: \$1,590,000  
*(based on estimated annual rent)*
- Cap Rate: 7.75%
- Building: 6,000 sf
- Lot Size: 1.22 acres
- Lease Term: Ten (10) Years
- Occupancy: September 2008

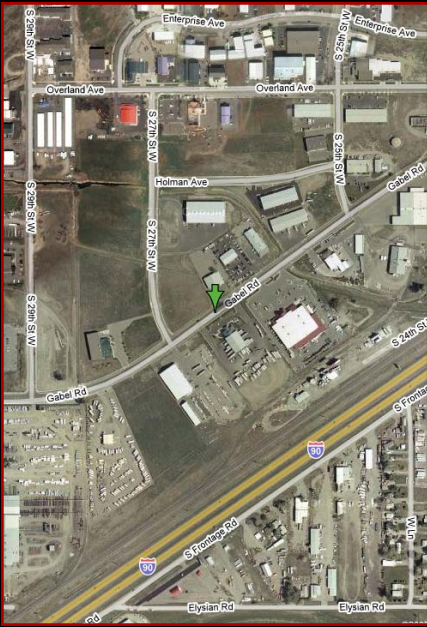
For more information, please contact:  
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Embree Asset Group, Inc.  
4747 Williams Drive • Georgetown, Texas 78633  
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# Billings, Montana

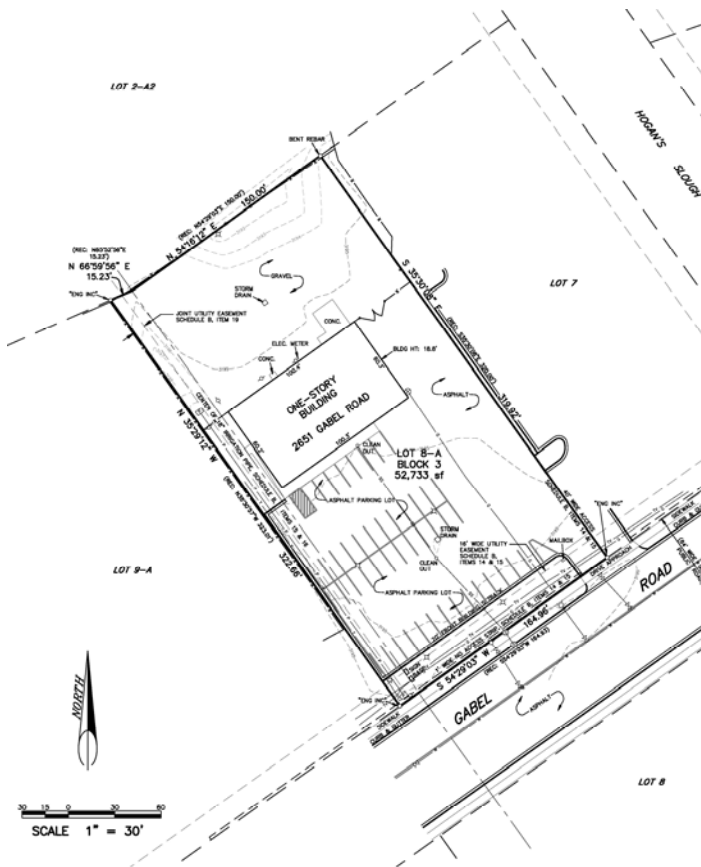


Surrounded by high prairie, tall mountains, verdant valleys and the longest free running river in America. Billings [population 100,000] is the city for the region.

Billings Population: 100,000  
Yellowstone County Population: 137,000  
Trade Area: 400,000  
Industry: Healthcare, Energy, Financial, Engineering, Hi-Tech, Ag, Largest coal reserves in USA  
Location: Southeast Montana. Yellowstone Nat. Park is just South of Billings. Glacier Nat. Park is North and to the Southwest are the Tetons. Heading East, the Custer Battlefield is a short drive away.  
Education: University, Liberal Arts College, College of Technology  
Economic Base: Major components are agriculture (sugar beets, grain, cattle and sheep), energy (oil, gas and coal) and tourism which generates \$214 million from 1.45 million visitors annually in Yellowstone County.

## Site Plan

## Lease Summary



**Tenant:**  
RSC (Rental Service Corporation)

**Property Address:**  
2651 Gabel Road • Billings, Montana

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

**Increases:**  
12.5% every Five (5) Years

**Schedule of Rents:**  
\$123,212 (estimated)

**Taxes & Insurance:**  
By Tenant

**Repairs:**  
Tenant responsible for all repairs and maintenance.