

# FOR SALE

*Lease Investment Opportunity*

Westin Oaks Drive • Hammond, LA

**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: \$2,300,000  
*(based on estimated annual rent)*
- Cap Rate: 7.75%
- Building: 6,450 sf
- Lot Size: 3.53 acres
- Lease Term: Ten (10) Years
- Occupancy: September 2008

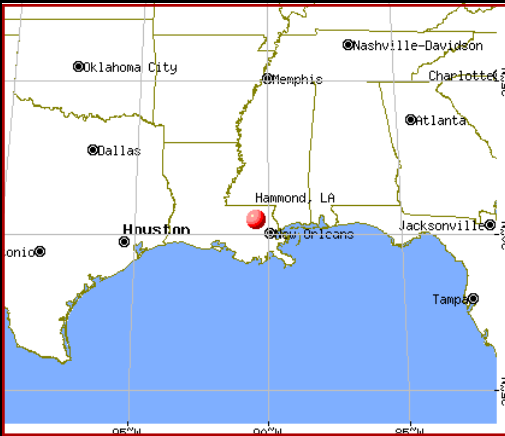
For more information, please contact:  
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Embree Asset Group, Inc.  
4747 Williams Drive • Georgetown, Texas 78633  
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# Hammond, Louisiana



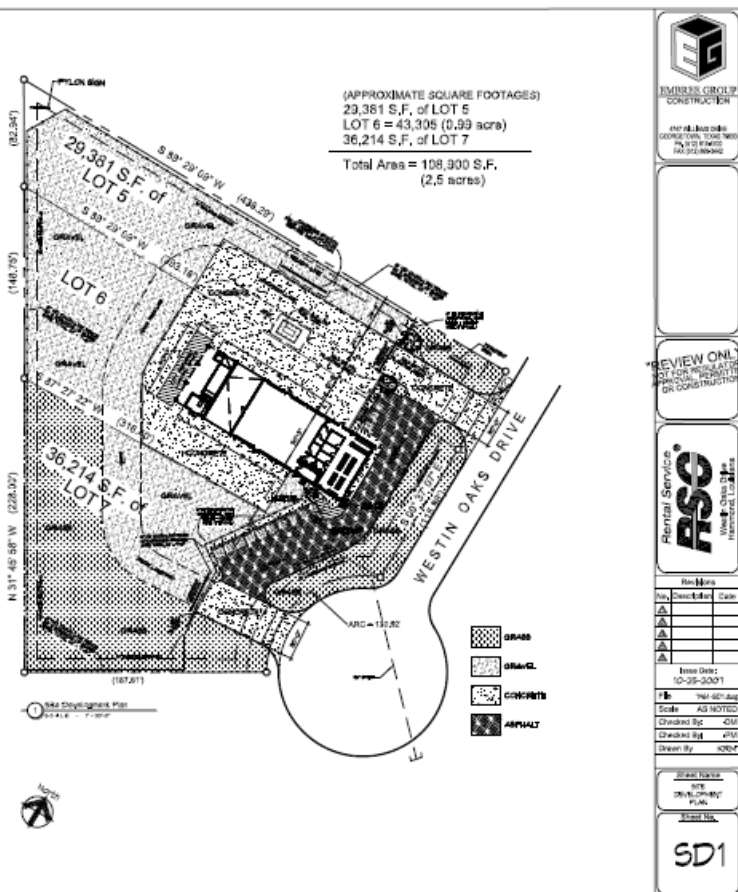
**Hammond** is the largest city in Tangipahoa Parish, Louisiana. The population was 17,639 at the 2000 census. It is home to Southeastern Louisiana University.

The city is now one of the fastest growing parishes in Louisiana. After the events of Hurricane Katrina in late August of 2005, Hammond saw its population nearly double overnight. As of December 2006, Hammond is now home to over 39,000 people.

There is an abundance of new development, both commercial and residential. Because of the close distance to New Orleans and Baton Rouge, Tangipahoa parish is becoming one of the newest suburbs to both cities. Part of Hammond's success is due to its location at the junction of two heavily-traveled interstate highways: Interstate 12, which runs from Baton Rouge to Slidell and Interstate 55, which runs from Laplace (near New Orleans) to Chicago, Illinois. Conveniently located, Hammond is 35 miles from Baton Rouge, 46 miles from New Orleans and 89 miles from Gulfport, Mississippi.

## Site Plan

## Lease Summary



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

**Property Address:**  
 Westin Oaks Drive • Hammond, Louisiana

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

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

**Schedule of Rents:**  
 \$179,010 (estimated)

**Taxes & Insurance:**  
 By Tenant

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