



**Embree Asset Group, Inc.** • 4747 Williams Drive • Georgetown, TX 78628  
(512) 819-4709 phone • (512) 819-4809 fax • rhardin@embreegroup.com

**RSC Rental Center** • 1341 N. Cashua Drive • Florence, SC



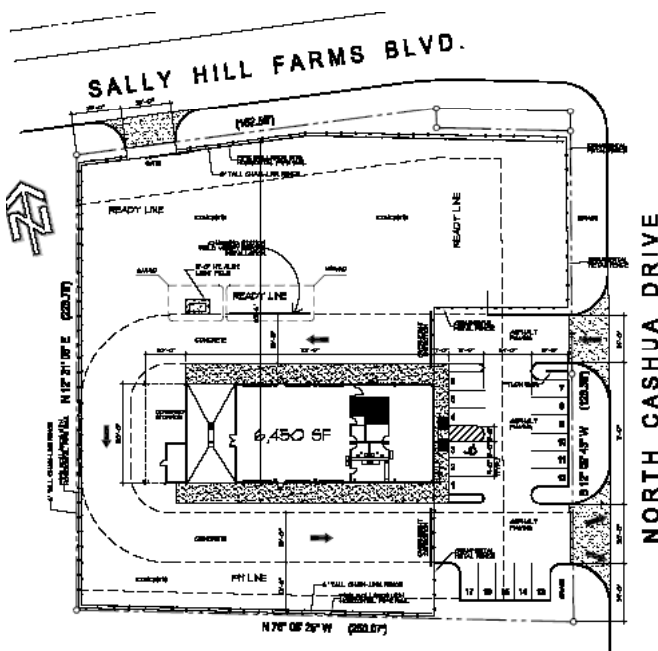
***NNN LEASE INVESTMENT OPPORTUNITY***

- Price: \$1,400,000
- Cap Rate: 11%
- Building: 6,450 sf
- Lot Size: 1.38 acres
- Lease Term: Five (5) years
- Occupancy: June 2007



For more information, please contact Rocky Hardin  
with Embree Asset Group, Inc.  
512-819-4709 or e-mail rhardin@embreegroup.com

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### Lease Summary

Tenant:	RSC (Rental Service Corp.)
Property Address:	1341 N. Cashua Drive Florence, SC
Lease Term:	Five (5) years plus Three Five-year options
Increases:	12.5% bumps with each extension option
Schedule of Rents:	\$154,188
Taxes:	By Tenant
Insurance:	By Tenant
Repairs:	By Tenant



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