



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

RSC Rental Center • 301 W. Mabel Street • Mankato, MN



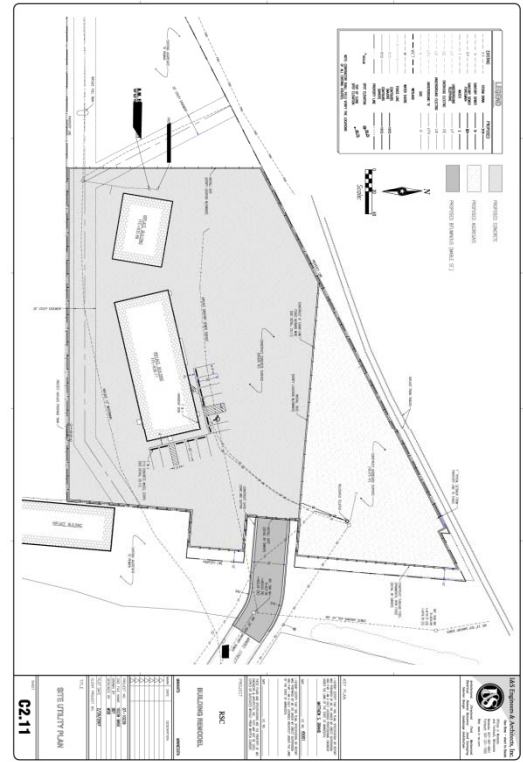
NNN LEASE INVESTMENT OPPORTUNITY

- Price: \$1,370,000
- Cap Rate: 9%
- Building: 6,760 sf
- Lot Size: 2.66 acres
- Lease Term: Ten (10) years
- Occupancy: August 2007



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

Embree Asset Group, Inc. and various officers, employees and agents thereof are licensed Texas Real Estate Brokers or Sales Agents representing the Seller of this property. The information above is from sources deemed reliable; however, we have not verified it and make no guaranties, warranties or representations about such information. You should not rely on any of this information without independently confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates are for example only and do not necessarily represent the current or future performance of the property. You and your advisors should conduct a careful, thorough and independent investigation of the property and the tax and other financial matters to determine to your satisfaction the suitability of the property for your needs. The property is offered without regard to race, color, creed, familial status, national origin, religion, or handicap status.



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

Lease Summary

Tenant:	RSC (Rental Service Corp.)
Property Address:	301 W. Mabel Street Mankato, MN
Lease Term:	Ten (10) years plus Three Five-year options
Increases:	12.5% bumps with each extension option
Schedule of Rents:	\$123,291
Taxes:	By Tenant
Insurance:	By Tenant
Repairs:	By Tenant

