



# DEVELOPERS, BUILDERS & INVESTORS

## MONTANA DNRC HEADQUARTERS

1539 11<sup>th</sup> Ave Helena MT 59620 | [www.dnrc.mt.gov/leasing](http://www.dnrc.mt.gov/leasing)

The global pandemic has created an extraordinary demand for buildable multi-family residential and commercial business use raw land.

These unprecedented times provide opportunity for “outside the box” thought and action. Consider a long-term ground lease of Montana School Trust Lands for your next project and be sure to run the numbers! Trust Lands currently has a 100+ unit projects being constructed in Flathead County with interest in other ventures on the rise.

### WHY LEASE SCHOOL TRUST LANDS?

- **FREES UP CAPITAL**  
A ground lease significantly reduces the developer’s front-end costs because there is no need to finance the acquisition of the land.
- **TAX DEDUCTIBLE**  
All rent payments made under a ground lease can be deducted as a business operating expense by the lessee.
- **SUBLETTING & TRANSFERABILITY**  
The ground lease allows for subleasing the land and is transferable if the developer wishes to sell their improvements.
- **LONG TERM LEASES AVAILABLE**  
A commercial lease can be issued for up to 99 years. This can be done through shorter terms with options for renewals.

## STATE OF MONTANA SCHOOL TRUST LAND FOR LEASE



### MULTI-FAMILY RESIDENTIAL BUILDING LOTS COMMERCIAL BUSINESS BUILDING LOTS

905 & 911 South Reserve Street – Missoula, MT  
Long-term Commercial Ground Lease Opportunities

**We urge you to check out these incredible lots located on South Reserve and 7th Street West, in Missoula! Boasting favorable B2-2 zoning which allows for multi-family residential uses including apartments, townhomes, etc. as well as other commercial business uses.**

**All while providing valuable funding of Montana’s education system!**

For More Information Please Visit: [www.dnrc.mt.gov/leasing](http://www.dnrc.mt.gov/leasing)

**EACH TRUST LAND PARCEL SPREAD ACROSS MONTANA IS ASSIGNED TO A DIFFERENT TRUST BENEFICIARY WHICH PROFITS FROM REVENUE GENERATED FROM THE INDIVIDUAL PROPERTY.**

**LEASE PAYMENTS ON THE RESERVE STREET LOTS ARE SLATED TO GO DIRECTLY TO THE PUBLIC (K-12) SCHOOLS TRUST AND THE MONTANA STATE UNIVERSITY TRUST.**

### Contact:

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