

Got the Drive to Succeed?



Here's Your Chance to Drive a Famous Track and Live Your Dream!

Club Auto Sport—Silicon Valley is a unique commercial condominium facility for racing and car enthusiasts. Discriminating collectors can store and display their cars in a highly secure, climate-controlled environment. Members also enjoy exclusive club benefits and concierge-arranged services—from transporting cars to scheduling maintenance—to save time.

Best of all, because car enthusiasts buy—rather than lease—condominium units at Club Auto Sport, your clients potentially enjoy all the advantages of real estate ownership.

How to get on track.

So what does it take to get behind the wheel as part of a Club Auto Sport driving day at a top track such as Laguna Seca, Infineon, Buttonwillow, or Thunderhill?

- Simply close a deal or get one under a firm contract at Club Auto Sport, and we'll put you in the driver's seat of our red Mazda Miata at an upcoming club driving day. SBA financing requiring as little as 10% down is available to help you make the close.
- Or bring one or more prospective buyers to meet with Borelli and tour Club Auto Sport, and you'll be invited to join us as a non-driving guest at our next track day—including complimentary refreshments, and a ride in one of our incredible racecars—from the nimble Mazda Miata all the way up to a 750-horsepower Winston Cup NASCAR!

Gentlemen (and ladies) start your engines.

**Our next driving day is coming up fast.
And more than 30% of Club Auto Sport
is already sold.**

For further information or to set up a tour, contact Larry Bengiveno—
larry@borelli.com, or call (408) 453-4700.



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Club Auto Sport
www.clubautosport.net



Condos for your car

Located at 521 Charcot Avenue (at Junction) in North San Jose's Golden Triangle, Club Auto Sport offers:

- 70 purpose-built car condos ranging from 800 to 10,000 square feet
- Smallest units will easily accommodate up to four cars, more with stacking systems
- Larger units are perfect for luxury motorcoaches.
- Roll-up doors are hidden from the street
- Built-in ventilation systems
- Fire protection systems
- Sophisticated security system, including closed-circuit television
- Up to 100 parking spaces for visitors

For the driven few

Every aspect of Club Auto Sport has been designed for automobile enthusiasts.

Club Auto Sports' 10,000 square foot showroom, with its 20-foot ceilings and glass window walls, will serve as the focal point of club social activities. Here, owners will have the opportunity to display cars, or reserve the room for private business, charitable, political, or social functions.

On weekends, members can gather with other motor sports fans around the flat-screen TVs showing racing events worldwide. Or they can join in the club's monthly socials, instructional track days, celebrity presentations, and touring events.

Concierge-arranged services—from scheduling maintenance to transporting cars—will remove burdensome tasks from owners and free up valuable time.

The advantages of ownership

If buyers have turned their racing or car-collecting hobby into a business, there are numerous benefits to owning—rather than leasing—space for cars.

- Real estate cost segregation greatly accelerates depreciation
- IRC Section 179 offers a potential first-year deduction of up to \$112,000
- Potential long-term appreciation makes Club Auto Sport a very valuable asset
- SBA financing available—as little as 10% down.

In the Winner's Circle!

Congratulations to Kyle Miller and Steve Viegas of Wayne Mascia Associates. Kyle and Steve are the first brokers to reach the winner's circle in Borelli's unique Club Auto Sport "Driven to Succeed" promotion.



By leading the pack with the most sales at Club Auto Sport, Kyle and Steve will get to take the flashy red Club Auto Sport Mazda Miata out on the track at our next driving day. All rentals are covered. Hospitality—including breakfast and lunch—will be provided, via a private motor home, followed by a post-event paddock get-together. Novice to expert drivers are welcome.

Will you be next? Put yourself in the driver's seat, and start showing your clients this unique car condominium facility and club today. Some restrictions apply. See a Borelli representative for full details.

Visit www.clubautosport.net for more detailed information.



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