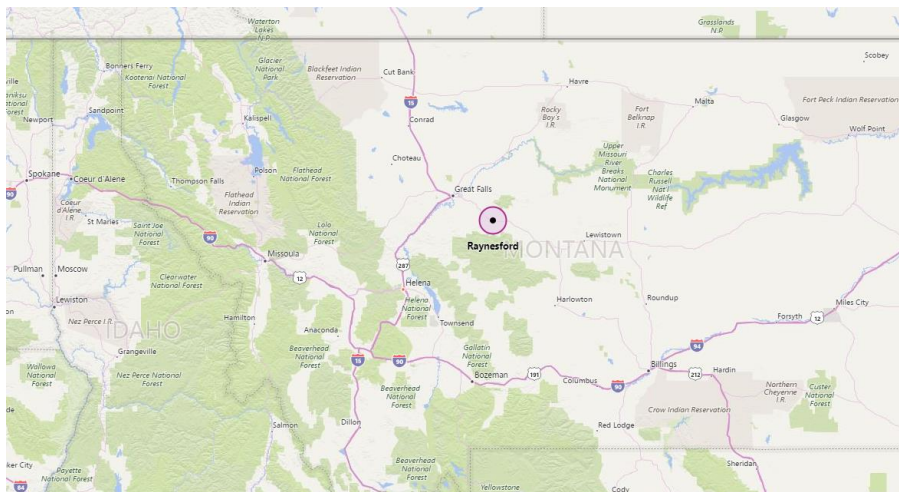


Raynesford, MT Main Post Office
101 W. Main Street, Raynesford, MT 59469-9998
Located in Judith Basin County
Sales Price: \$ 108,200 CAP Rate 8.25%



Summary: Raynesford, MT has approximately 181 residents. There are 2,329 residents in Judith Basin County. The city contains a community center, catholic church and a fire station. Judith Basin County is in Central Montana between Great Falls and Billings. It is home to wide open spaces and has a rich ranching heritage and pioneering spirit. The Post Office is open 6 hours per day. The U S Postal Service is responsible for maintenance and normal repairs to the building. The Landlord is responsible for the structure and roof. The roof was replaced in the past ten years with a 30 year warranty.

Occupied: 1987

Building Size: 823 sq. ft. **Site Size:** 10,600 sq. ft.

Lease Term: From 11/1/2012 to 10/31/2017. A new lease has been executed from 11/1/2017 to 10/31/2022.

Annual Rent: The current rent is \$9,053/year, or \$11.00/sq. ft. The rent will increase to \$9,835/year or \$11.95/sq. ft.

Renewal Options: None remain

Maintenance: USPS Partial Maintenance Rider. The USPS is responsible for normal repairs and maintenance to the building. The USPS pays for all custodial services, pays all utilities, and is responsible for landscaping expenses. The Landlord is responsible for the structure and roof.

Taxes – USPS reimburses for property taxes.

Termination Option – No.

Purchase Option – None

Net Operating Income:

Rent	\$ 9,835
Maintenance	\$ 412 (Estimated at \$.50/sq ft)
Insurance	\$ 247 (Estimated at \$.30/sq ft)
Management	<u>\$ 250</u>
NOI:	\$ 8,926

Note: Information contained herein was obtained from sources deemed reliable, but is provided without any representations nor warranties as to its accuracy by Real Estate Asset Counseling, Inc. or its principals.