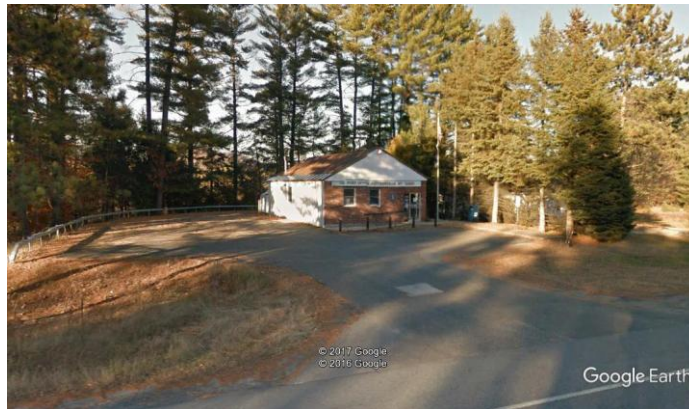


Pottersville, NY Main Post Office
37 Valley Farm Road, Pottersville, NY 12860-9998
Warren County
Sales Price: \$ 85,200 CAP Rate 8.50%



Summary: The lease was recently extended to November 30, 2020 and there is NOT a termination rider in this lease. A new roof was put on the building in 2015. Pottersville, NY is located immediately adjacent to Interstate 87 on U S Route 9. The Post Office is open Monday – Friday from 8:30 .m. to 12:30 p.m. and on Saturday from 8:30 a.m. to 11:30 a.m.

Occupied: 1980

Building Size: 1,104 sq ft **Site Size:** 44,866 sq ft

Lease Term: From December 1, 2015 through November 30, 2020.

Annual Rent: The current rent is \$8,650 per year, or \$7.84/sq ft.

Renewal Options: One remains with rent at \$9,100 per year, or \$ 8.24/sq ft.

Maintenance: Landlord Maintenance Rider. The Landlord is responsible for repairs and general maintenance to the building. The USPS pays for all utilities and is responsible for landscaping expenses. The Landlord is responsible to remove snow from the roof and from all paved areas.

Taxes – USPS reimburses for property taxes.

Termination Option – None

Purchase Option – None

Net Operating Income:

Rent	\$ 8,650
Maintenance	\$ 828 (Estimated at \$.75/sq ft. New roof installed in 2015)
Insurance	\$ 330 (Estimated at \$.30/sq ft)
Management	\$ 250
NOI:	\$ 7,242

CAP Rate Scenarios

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.