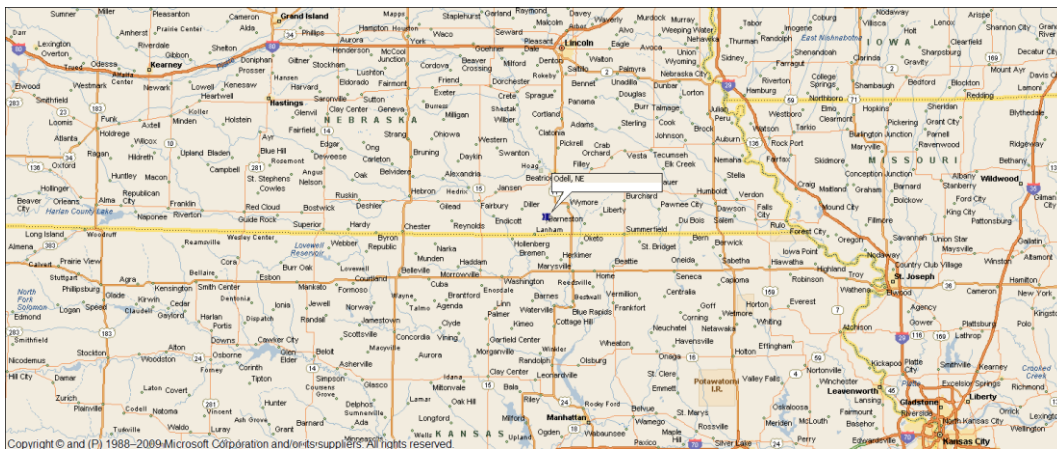


Odell, NE Main Post Office

205 Main Street, Odell, NE 68415-9899 Located in Gage County

Sales Price: \$ 49,500 CAP Rate 8.75%



Summary: The Post Office is open 4 hours a day, Monday – Friday, and one hour on Saturday. New lighting fixtures were installed in 2016. Two baseboard heaters were installed in 2018. The population was 307 at the 2010 census.

Occupied – 1946 Building Size – 960 square feet Site Size – 1,784 square feet

Lease Term – Current lease expires October 14, 2021. **Annual Rent –** The current rent is \$5,930/year.

Renewal Options: None remain.

Maintenance –Landlord Responsibility. USPS pays for custodial services and all utilities. The Landlord is responsible for normal repairs and maintenance of the building and operating systems.

Taxes – Landlord is responsible for payment of property taxes. USPS does not reimburse.

Termination Option – None. **Purchase Option –** None

Net Operating Income:

Rent	\$ 5,930
Maintenance	\$ 960 Estimated at \$1.00/sq. ft.
Insurance	\$ 285 Actual cost
Taxes	\$ 101 Actual cost
Management	\$ 250
NOI:	\$ 4,334

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.