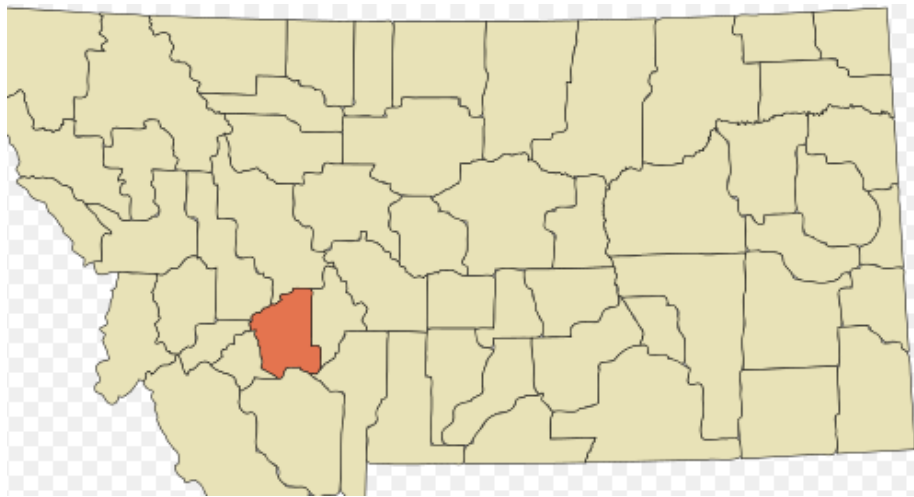


Jefferson City, MT Main Post Office

1 North Main Street, Jefferson City, MT 59638-9998

Located in Jefferson County

Sales Price: \$ 146,390 CAP Rate 8.25%



Summary: Jefferson City, MT is part of the Helena, MT Micropolitan Statistical Area within Jefferson County. It is 18 miles south of Helena and is adjacent to Interstate 15. The population was 295 at the 2000 census. Jefferson County is known for the outdoor activities available there, which include rivers for floating and fishing, hiking, and climbing in the Elkhorn Mountain Range. The Post Office is open 4 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.

Occupied: 1989

Building Size: 841 sq. ft. **Site Size:** 39,317 sq. ft.

Lease Term: From 8/1/2009 to 7/31/2019

Annual Rent: The current rent is \$13,000/year, or \$15.46/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 – Yes, for \$250,000 on 7/31/2019.

Net Operating Income:

Rent	\$ 13,000
Maintenance	\$ 420 (Estimated at \$.50/sq ft.)
Insurance	\$ 253 (Estimated at \$.30/sq ft)
Management	<u>\$ 250</u>
NOI:	\$ 12,077

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.