

## De Witt, NE Main Post Office

304 East Fillmore Avenue, De Witt, NE 68341 Located in Saline County

Sales Price: \$99,500 CAP Rate 9.43%



**Summary:** The Post Office is open 4 hours a day, Monday – Friday, and two hours on Saturday. The population was 513 at the 2010 census. The community of De Witt has a community library, a newly renovated pool, and youth ball programs in the summer. There are many businesses located on the main street, including a restaurant, bank, auto repair, and day care. DeWitt is in the Southeastern part of Saline County.

**Occupied** – 1961

**Building Size** – 2,003 square feet

**Site Size** – 4,760 square feet

**Lease Term** – Current lease expires February 28, 2021.

**Annual Rent** – The current rent is \$12,018/year, or \$6.00/sq. ft.

**Renewal Options:** None

**Maintenance** – USPS Partial Maintenance Rider. USPS pays for custodial services and all utilities and for routine maintenance and repairs to the property. The Landlord is responsible for the structure and roof.

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

**Termination Option** – Yes, 30 days written notice by USPS. **Purchase Option** – None

### Net Operating Income:

Rent	\$ 12,018
Maintenance	\$ 1,200 Estimated at \$.60/sq. ft.
Insurance	\$ 560 Estimated
Taxes	\$ 580 Actual cost
Management	<u>\$ 300</u>
<b>NOI:</b>	<b>\$ 9,378</b>

**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.