

Malcolm, NE Main Post Office

226 S. Lincoln Street, Malcolm, NE Lancaster County

Sales Price: \$ 62,930 CAP Rate 8.25%



Summary: Malcolm, NE is part of the Lincoln, Nebraska Metropolitan Statistical Area. The population was 381 at the 2010 census. Malcolm is located 17 miles northwest of Lincoln, NE. The Post Office is located in the center of the community where there are several other ongoing business establishments. The Postal Service has been at this location since 1962. The Landlord has recently installed a new roof on the building.

Occupied – 1962

Building Size – 1,056 square feet. Site Size – 1,160 square feet that is leased to the USPS. The entire site is approximately 4,218 square feet and consists of the adjoining lawn area next to the Post Office.

USPS Lease Agreement – Current lease expires August 24, 2018. **Annual Rent –** The current rent is \$6,000/year, or \$5.68/sq ft.

Renewal Options: None remain.

Maintenance –Landlord Responsibility with Minor Repairs Provision. USPS is to assume responsibility for normal repairs and maintenance where reasonable estimates will not exceed \$500.00. Landlord will assume responsibility for repairs costing more than \$500. USPS pays for custodial services and all utilities.

Taxes – USPS reimburses for paid taxes.

Termination Option – Yes, the USPS can terminate with 180 days notice after August 24, 2015.

Purchase Option – None

Net Operating Income:

Rent	\$ 6,000	
Maintenance	\$ (264)	(Estimated at \$.25/sq ft) Estimate is lowered as there is a new roof.
Insurance	\$ (294)	(Actual costs)
Management	\$ (250)	
NOI:	\$ 5,192	

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.*