

## Dawson, IL Main Post Office

106 N. Constant Street, Dawson, IL 62520-9998

Located in Sangamon County

Sales Price: \$ 123,700    CAP Rate 8.50%



**Summary:** There were 509 residents of Dawson, IL at the 2010 census. There are 338 P O Boxes and nearly 50% are rented. There is a Rural Delivery Route housed at this Post Office that has 535 delivery stops. The roof was replaced in 2007 with a 30-year warranty. A new HVAC unit was installed in 2007. In 2016 there were repairs to the walls in the Retail lobby, the exterior of the building was sealed, new light fixtures installed, and new restroom fixtures installed. This Post Office is open 4 hours a day from 7:45 a.m. to 11:45 a.m. Monday through Friday and from 7:45 a.m. to 9:15 a.m. on Saturday.

**Occupied:** 1975

**Building Size:** 1,392 sq. ft.

**Site Size:** 9,245 sq. ft.

**Lease Term:** July 1, 2015 to June 30, 2020.

**Annual Rent:** The current rent is \$12,000 per year.

**Renewal Options:** None remain.

**Maintenance:** Landlord Maintenance Rider. The Landlord 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 Tax Reimbursement Rider.

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

**Net Operating Income:**

Rent	\$ 12,000	
Maintenance	\$ 696	A new roof was installed in 2007. 30-year warranty.
Insurance	\$ 487	Estimated at \$.35/sq. ft.
Management	<u>\$ 300</u>	
<b>NOI:</b>	<b>\$ 10,517</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.