

**Sales Price: \$ 74,280    CAP Rate 8.25%**



**Maintenance** –The new lease effective August 24, 2018 has a Landlord Responsibility Rider. The Landlord is responsible for routine repairs and maintenance to the building. USPS pays for custodial services and all utilities.

**Taxes** – USPS reimburses for paid taxes.

**Termination Option** – Not in the new base term but the USPS can terminate in the renewal period with 180-day notice.

**Purchase Option** – None

**Net Operating Income:**

Rent	\$ 7,200	Based on the new rent effective August 2018
Maintenance	\$ (528)	(Estimated at \$.50/sq. ft.) Estimate is lowered as there is a new roof.
Insurance	\$ ( 294)	(Actual costs)
Management	<u>\$ ( 250)</u>	
<b>NOI:</b>	<b>\$ 6,128</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.