

**Ewing, NE Main Post Office**  
**120 Nebraska Street, Ewing, NE 68735**  
**Located in Holt County**  
**Sales Price: \$ 93,500      CAP Rate 8.25 %**

**Offered for Sale with Logan, KS; Baileyville, KS and Lester, WV**



**Summary:** The first Post Office in Ewing opened in 1874. Ewing has a highly acclaimed high school that is known for achievements in golf, boys and girls basketball, football and volleyball. The landlord pays for water and sewer expenses at the Post Office. Repairs to the Post Office have consisted of no less than a new heating unit, replacement of the windows, installation of new gutters, and other miscellaneous repairs.

There is no termination rider in the lease. The Post Office is open 6 hours a day, Monday – Friday and 1 ½ hours on Saturday.

**Occupied – 1963**

**Building Size – 1,150 sq ft      Site Size – 2,500 square feet**

**Lease Term – From June 18, 2014 through June 17, 2019. Annual rent is \$9,483 or \$8.25/sq ft.**

**Renewal Options:** None remain.

**Maintenance – Landlord Maintenance Rider.** The U S Postal Service provides their own custodial services and pay for all utilities. The Landlord is responsible for normal repairs and maintenance to the building, which includes the structure and roof.

**Taxes** – The U S Postal Service reimburses for paid property taxes.

**Termination Option** – None

**Purchase Option** – None

**Net Operating Income:**

Rent	\$	9,483
Operating Expenses	\$	905
Utilities	\$	<u>863</u> (Landlord expenses)
<b>NOI:</b>	<b>\$</b>	<b>7,715</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.