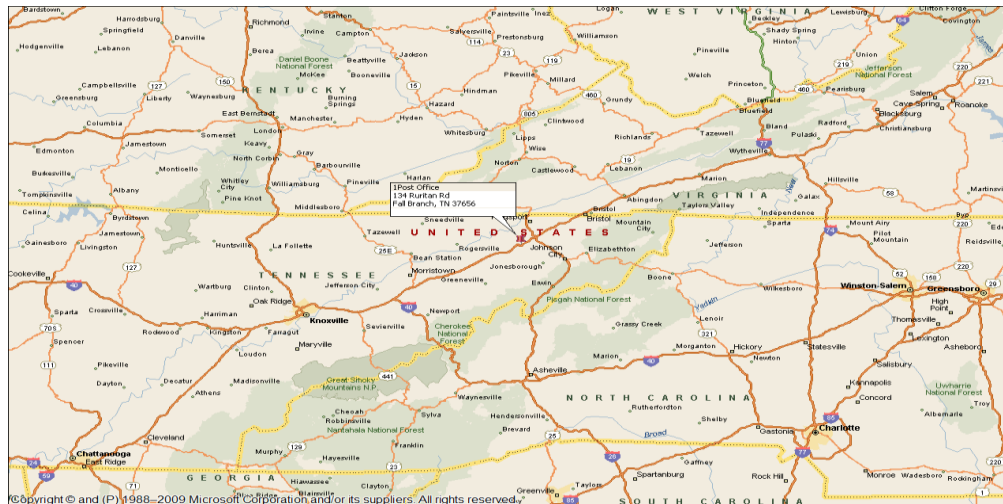


Fall Branch, TN Main Post Office
134 Ruritan Road, Fall Branch, TN 37656-9998
Located in Washington County
Sales Price: \$ CAP Rate %



Summary: The Post Office was constructed new for the U S Postal Service in November 1992. The office is open 8 hours a day, Monday – Friday. Fall Branch had a population of 1,291 at the 2010 census. Fall Branch is in Washington County, the oldest county in Tennessee. The county is known for providing affordable cost of living, a strong cultural heritage, great schools, low taxes and a business -friendly environment. Fall Branch is 86 miles north east of Knoxville, TN.

Occupied – 1992

Building Size – 2,343 square feet Site Size – 29,609 square feet

Lease Term – From November 19, 2017 to November 18, 2022.

Annual Rent – The rent is \$19,500 per year, or \$8.32/sq. ft.

Renewal Options: None

Maintenance – USPS Partial Maintenance Rider. The USPS is responsible for normal repairs and maintenance to the premises, to include all landscaped areas. The USPS provides their own custodial services and pay for all utilities. The Landlord is responsible for the structure and roof.

Taxes – USPS Tax Reimbursement Rider

Termination Option – None

Purchase Option – None

Net Operating Income:

Rent	\$ 19,500
Maintenance	\$ 1,405 (Estimated at \$.60/sq. ft.)
Insurance	\$ 701 (Actual)
Management	<u>\$ 300</u>
NOI:	\$ 17,094

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.