

Edgerton, WY Main Post Office 82635-9000

307 S. 2nd Street

Located in Natrona County

Sales Price: \$ 83,000 CAP Rate 8.55%



Summary: The population of Edgerton, WY was 195 at the 2010 census. It is part of the Casper, WY Metropolitan Statistical Area. It is located 43 miles north of Casper. The Post Office is open 6 hours a day.

Occupied: 1964

Building Size: 842 sq. ft.

Site Size: 3,890 sq. ft.

Lease Term: 6/1/2016 to 5/31/2021

Annual Rent: The current rent is \$8,400 per year.

Renewal Options: None remain.

Maintenance: USPS Partial Maintenance Rider. The USPS 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 – The Landlord is responsible for payment of property taxes. The USPS does not reimburse the Landlord for the property taxes.

Termination Option – Yes. The USPS has a 30-day termination ride. **Purchase Option** – None

Net Operating Income:

Rent	\$ 8,400
Maintenance	\$ 500
Insurance	\$ 95 (AUSPL Actual)
Property Taxes	\$ 408 (Actual for current year)
Management	<u>\$ 300</u>
NOI:	\$ 7,097

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