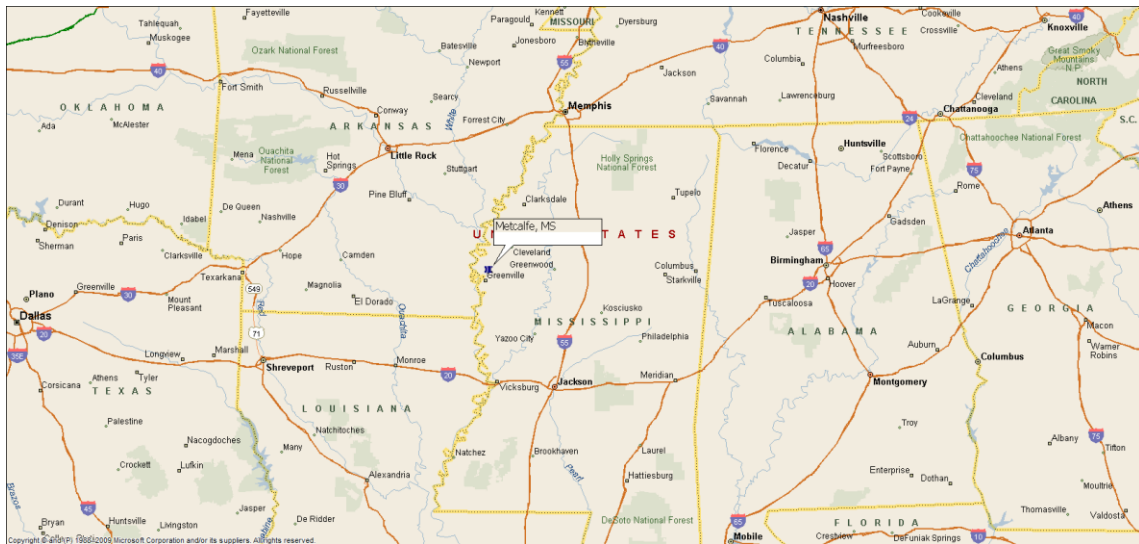


Anguilla, MS Main Post Office
119 Holland Street, Anguilla, MS 38721
Located in Sharkey County
Sales Price: \$ 155,000 CAP Rate 8.09%



Summary: The U S Postal Service has recently executed a new lease that began April 1, 2016 for an additional five years. This brick Post Office is surrounded by a concrete parking lot. The roof is pitched. A loading platform is located at the rear of the building. The Post Office is open from 7:30 a.m. to 11:30 a.m. Monday-Friday and for 1 ½ hours on Saturday. The population of Anguilla, MS was 786 at the 2010 census.

Occupied – 1986

Building Size – 1,375 sq ft Site Size – 22,167 square feet

Lease Term – The current lease began April 1, 2016 and it will expire March 31, 2021.

Annual Rent – The rent is \$14,000 per year, or \$10.18/sq ft.

Renewal Options: One renewal option remains with rent at \$15,400 per year, or \$11.20/sq ft through March 31, 2022.

Maintenance – USPS Partial Maintenance Rider. The U S Postal Service is responsible for normal repairs and maintenance to the building. They also maintain all landscaped areas. They provide 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	\$ 14,000
Maintenance	\$ 687 (Estimated at \$.50/sq ft)
Insurance	\$ 481 (Estimated at \$.35/sq ft)
Management	\$ 300
NOI:	\$ 12,532

***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.*

The stated sales price is estimated and is not to be construed as an offer to sell from the ownership of this property.