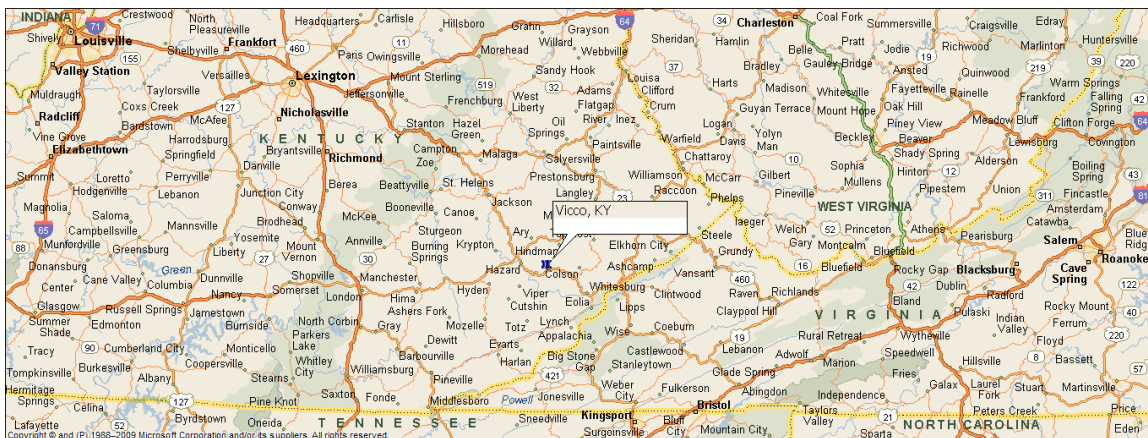
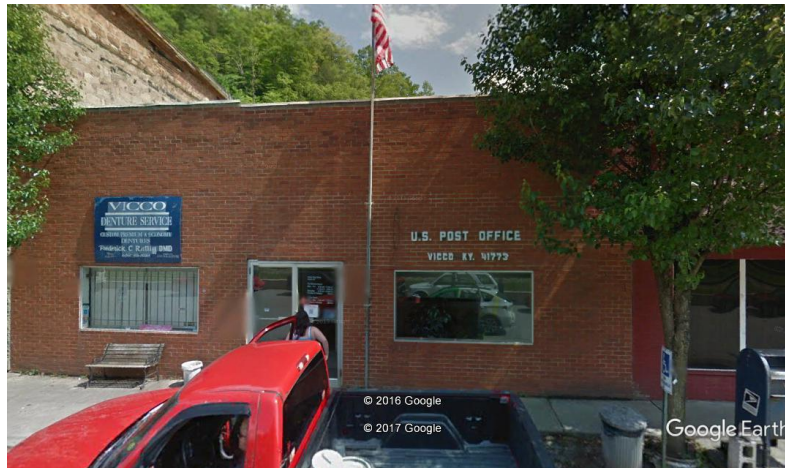


Vicco, KY Main Post Office

301 Main Street, Vicco, KY 41773

Located in Perry County

Sales Price: \$ 81,600 CAP Rate 10.7% (Includes USPS Rent and other Rent)



Summary: The U S Postal Service has occupied this location since 1982. The current lease expires December 31, 2021. The building being sold includes the space occupied by the U S Postal Service plus office space. The Landlord receives \$300 per month of rent from lease of the office space adjoining the Post Office to a dentist. The Dentist has leased this space for over ten (10) years.

The Post Office is open 6 hours per day.

Occupied: 1982

Building Size: Total of 2,400 sq ft of which 1,353 sq ft is leased to the U S Postal Service.

Site Size: 6,800 sq ft of which 2,168 is leased to the U S Postal Service.

Lease Term: From January 1, 2016 through December 31, 2021.

Annual Rent: The current rent is \$7,500/year, or \$5.54/sq ft from the U S Postal Service. In addition, \$3,600 per year of rent is received for lease of office space to a dentist.

Renewal Options: None remain.

Maintenance: USPS Maintenance Rider. The USPS is responsible for repairs and general maintenance to the building. They also pay for all utilities and custodial services. The Landlord is responsible for the structure and roof.

Taxes – Landlord pays. The USPS does not reimburse for the taxes.

Termination Option – Yes, 360 notice period. **Purchase Option** – None

Net Operating Income:

Rent	\$11,100	(\$7,500 from the USPS and \$3,600 from private party rent)
Maintenance	\$ 947	(Estimated at \$.90/sq ft)
Insurance	\$ 475	(Estimated at \$.35/sq ft)
Property Taxes	\$ 350	
Management	\$ 600	
NOI:	\$ 8,728	

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.