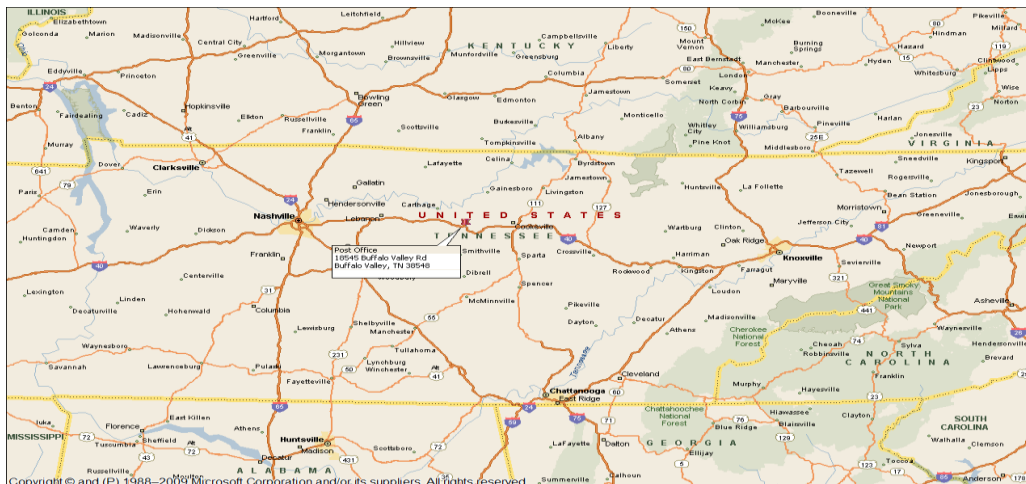


**Buffalo Valley, TN Main Post Office**  
**18545 Buffalo Valley Road, Buffalo Valley, TN 38548-9998**  
**Located in Putnam County**  
**Sales Price: \$ 137,500      CAP Rate 8.25%**



**Summary:** The Post Office was constructed new for the U S Postal Service in March 1992. The office is open 4 hours a day, Monday – Friday. Buffalo Valley is in the Highlands region of Tennessee. Unsurpassed beauty of rolling rivers, falling waters and rising hills, plus miles of shoreline provide unlimited activities for the residents. Buffalo Valley is located 60 miles east of Nashville, TN.

**Occupied – 1992**

**Building Size – 1,375 square feet      Site Size – 21,012 square feet**

**Lease Term – From March 1, 2017 to February 28, 2022.**

**Annual Rent – The rent is \$13,049 per year, or \$9.49/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	\$ 13,049
Maintenance	\$ 894 (Estimated at \$.65/sq. ft.)
Insurance	\$ 515 (Actual)
Management	<u>\$ 300</u>
<b>NOI:</b>	<b>\$ 11,340</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.