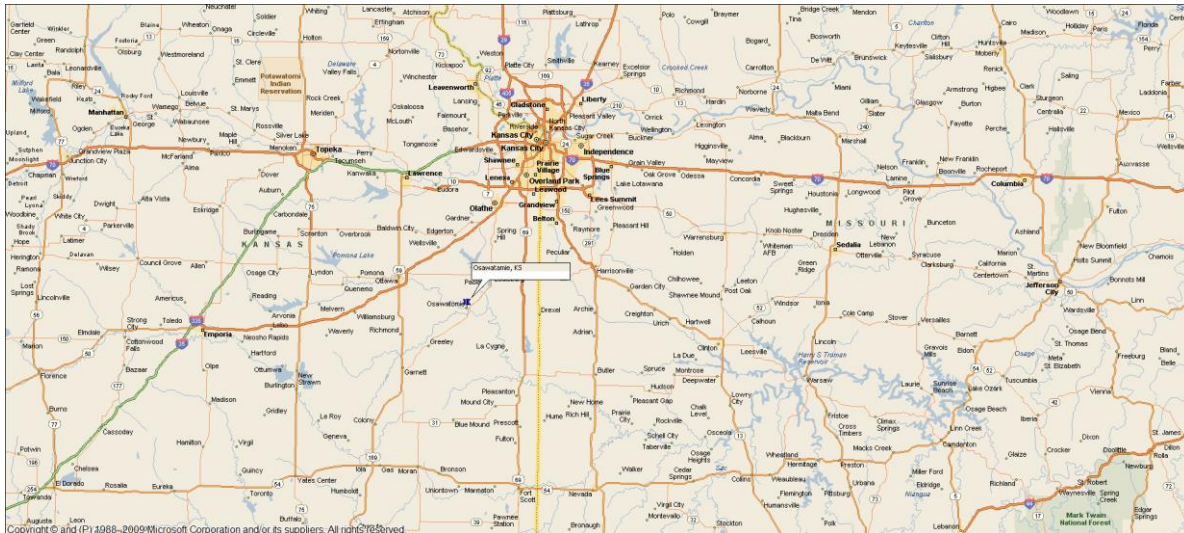


# Osawatomie, KS Main Post Office

Purchase Price - \$298,850 CAP: 8.24%

Address: 404 5<sup>th</sup> Street, Osawatomie, KS 66064 Located in Miami County



**Summary Information:** Osawatomie, KS had a population of 4,447 at the 2010 census. It is 61 miles southwest of Kansas City. The Post Office is open 6 hours a day Monday – Friday and 2 hours on Saturday.

**USPS Occupancy – 1959**

**Building Size:** 3,933 sq. ft. **Site Size:** 11,250 sq. ft.

**Lease term:** Lease will expire June 30, 2024. Rent is \$30,882 per year, or \$7.84/sq. ft. The USPS exercised their last renewal option in 2017 to extend occupancy from when the current lease ends on June 30, 2019.

**Renewal Options:** None remain.

**Taxes:** USPS Tax Reimbursement Rider

**Termination Rider:** Yes, with 180-day notice.

**Purchase Options:** None.

**Maintenance:** Landlord Responsibility Rider. The Landlord has responsibility for normal repairs and maintenance. The Landlord is responsible for the structure and roof. The USPS pays for all utilities, provides their own custodial services and is responsible for all exterior landscaping.

**Estimated Net Operating Income:**

Rent:	\$	30,822	
Maintenance Reserve	\$	4,326	Based on \$1.10/sq. ft.
Insurance:	\$	1,259	Based on \$.32/sq. ft
Management Expenses	\$	<u>600</u>	
<b>Net Operating Income:</b>	<b>\$</b>	<b>24,637</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.*