

## Valencia, PA Main Post Office

1324 Pittsburg Road, Valencia, PA 16059-9800

Located in Butler County

Sales Price: \$ 277,000 CAP Rate 8.25%

This Post Office is offered with Townville, PA; Summerville, PA; Springcreek, PA; Harborcreek, PA; Smethport, PA and Buffalo, WV.



**Summary:** The population of Valencia, PA was 551 at the 2000 census. The Post Office is open from 8:30 a.m. to 5:00 p.m. Monday – Friday and from 8:30 a.m. to 12:00 p.m. on Saturday. A new white rubber roof was installed in 2016. One of the two HVAC units had been replaced in 2010.

**Occupied:** 1965

**Building Size:** 3,072 sq. ft.

**Site Size:** 19,454 sq. ft.

**Lease Term:** 7/1/2015 to 6/30/2020.

**Annual Rent:** The current rent is \$26,112 per year, or \$8.50/sq. ft.

**Renewal Options:** Two options remain to extend occupancy ten (10) years. The next rent can be \$28,416 per year.

**Maintenance:** Landlord Maintenance Rider. The Landlord 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** – USPS Tax Reimbursement Rider

**Termination Option** – None

**Purchase Option** – None

**Net Operating Income:**

Rent	\$ 26,112
Maintenance	\$ 1,843
Insurance	\$ 929
Management	<u>\$ 500</u>
<b>NOI:</b>	<b>\$ 22,840</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.*