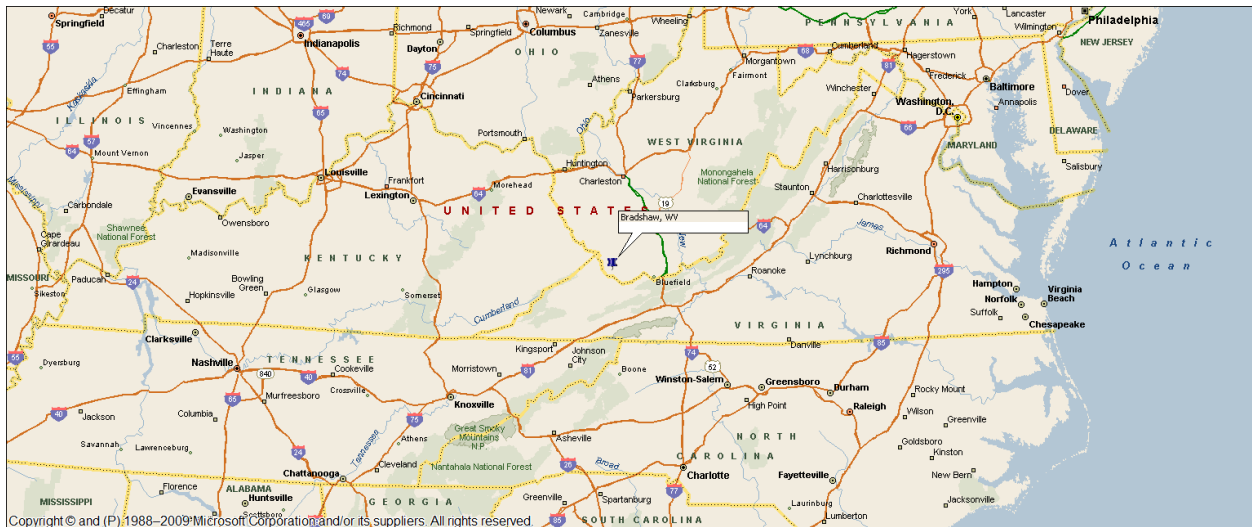


Bradshaw, WV Main Post Office

Purchase Price - \$ 150,000 CAP: 8.5%

Address: 58 Mountaineer Highway, Bradshaw, WV 28417-9998 Located in McDowell County



Summary Information: The Bradshaw, WV Post Office is open from 9:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 4:00 p.m. Monday – Friday and from 9:00 a.m. to 11:30 a.m. on Saturday. There were 337 residents at the 2010 census. The retail lobby and Post Office Box Section have had new flooring installed. The owner has also remodeled the bathroom, added an awning covering for the front entrance, updated the main water service to the building, and upgraded the lighting to LED.

USPS Occupancy – 1981

Building Size: 1,898 sq. ft. **Site Size:** 3,900 sq. ft.

Lease term: Lease began November 1, 2015 and will expire October 31, 2020. Rent is \$15,900 per year, or \$8.38/sq. ft.

Renewal Options: One remains with rent at \$16,800 per year.

Taxes: Landlord is responsible for payment. USPS does not reimburse for taxes.

Termination Rider: Yes, 90-day notice for the USPS.

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:	\$	15,900	
Maintenance Reserve	\$	1,898	Based on \$1.00/sq. ft.
Insurance:	\$	601	Actual
Taxes	\$	375	
Management Expenses	\$	<u>250</u>	
Net Operating Income:	\$	12,776	

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.

