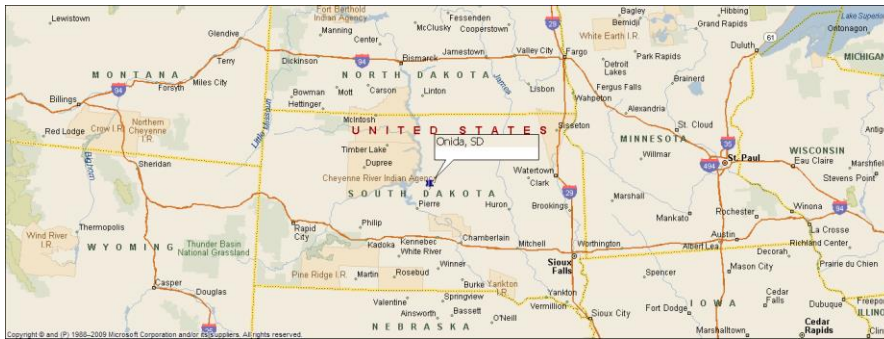


Onida, SD Farm Service Agency

709 Birch Street, Onida, SD 58564 Located in Sully County

Sales Price: \$407,500 CAP Rate: 7.25%



Summary: This is a unique opportunity to acquire buildings leased to two government tenants. The tenants are the U S Postal Service and the Department of Agriculture for the Farm Service Agency (FSA). This Flyer provides details regarding the Farm Service Agency and another Flyer will provide details regarding the Post Office.

The Farm Service Agency implements agricultural policy, administers credit and loan programs, and manages conservation, commodity, disaster, and farm marketing programs through a national network of offices. FSA programs are delivered through an extensive network of field offices in 2,248 USDA County Service Centers and 51 State Offices. The Onida FSA facility has a ten (10) year lease that expires August 31, 2023.

Onida is the county seat of Sully County and had a population of 658 while Sully County had a population of 1,373 at the 2010 census. The county courthouse is in Onida and county offices are located in this community. There are two banks in Onida plus the community provides the residents a kindergarten through high school facility.

Building Size: 2,782 rentable square feet

Lease Term: The current lease began September 1, 2013 and expires August 31, 2023.

Annual Rent: The current rent is \$43,342/year, or \$15.58 /sq ft.

Annual Operating Expenses: The Landlord is responsible for the payment of property taxes and provides janitorial services to the tenant. The Landlord is responsible for all utility charges and has responsibility for the normal repairs and maintenance to the property. There is a tax adjustment clause over the base tax year.

Net Operating Income:

Rent	\$43,342	
Insurance	(\$ 1,286)	
Taxes	(\$ 1,597)	
Variable Expenses	(\$ 9,625)	Consists of Utilities, Janitorial Service, and Supplies
Maintenance	(\$ 695)	Based on \$.25/sq ft for maintenance reserves
Management	<u>(600)</u>	
NOI:	\$29,539	

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.