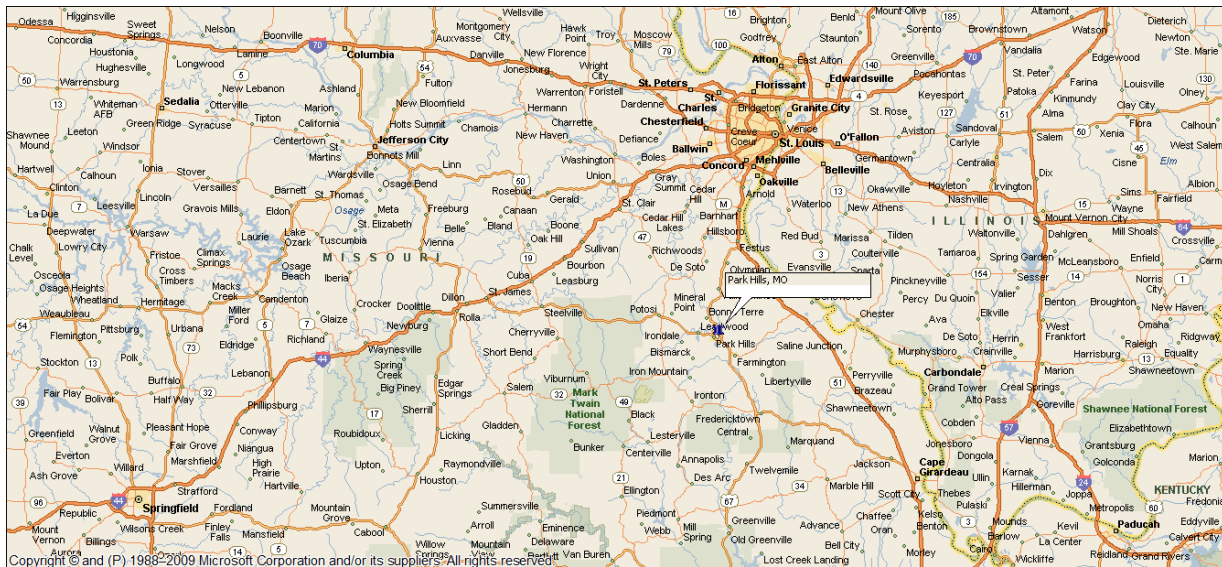


Park Hills, MO Social Security Administration Office

507 East Main Street

Park Hills, MO 63601-2623 Located in St. Francois County

Sales Price: \$ 689,350 CAP Rate 8.00%



This building was constructed new for the Social Security Administration (SSA) in 1991. This is a single tenant federal government lease. The General Services Administration (GSA) serves as the contracting office for the SSA. GSA has a long-standing reputation as a tenant with a very high renewal probability. Historical data published by GSA indicates their retention rate is typically 95%. The subject property is in Park Hills, MO, which is within the Farmington, MO Micropolitan Area. Park Hills is about 7 miles northwest of Farmington.

The current lease term covers ten (10) years, with seven (7) years firm. The building consists of 6,791 gross square feet with 6,543 rentable square feet (RSF) which yields 6,090 ANSI/BOMA square feet of Office Area. There are 42 surface parking spaces located on the property for use by the tenant.

The Social Security Administration has spent approximately \$175,000 since 2018 on interior renovations and other projects to improve the working conditions at the property. The owner paid for these expenses and has been reimbursed by the tenant.

Occupied – 1991

Building Size – 6,543 rentable square feet, yielding 6,090 of ANSI/BOMA square feet office space all located on one floor.

Parking Area: Forty-two (42) parking spaces are reserved for the exclusive use of the Government.

Lease Term – Ten years, with 7 years firm. The lease term runs from March 2, 2015 to March 1, 2025.

Renewal Options: None

Termination Rights: The Government may terminate the Lease, in whole or in part, at any time effective after the Firm Term of the Lease, by providing not less than 90 days prior written notice to the Lessor.

Annual Rent – The annual rent for the ten years is noted in the following table.

	Years 1-7	Years 8-10
Shell Rent	\$ 54,505.00	\$ 54,505.00
Operating Costs	\$ 39,258.00	\$ 39,258.00
Tenant Improvement Rent	\$ 2,205.25	\$ 0.00
Additional Operating Cost	<u>\$ 2,874.31</u>	<u>\$ 2,874.31 (Cost of Living Increases for Operating Costs)</u>
Total Annual Rent	\$ 98,842.56	\$ 96,637.31

Net Operating Income

Rent	\$ 97,640 Blended rent for remaining 5 ½ years
Operating Costs	\$ 36,950 Pro Forma Estimates
Maintenance Reserve	\$ 1,636 Estimated at \$.25/sf
Management Fee	<u>\$ 3,906</u> Estimated at 4% of the Rent
NOI	\$ 55,148

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.