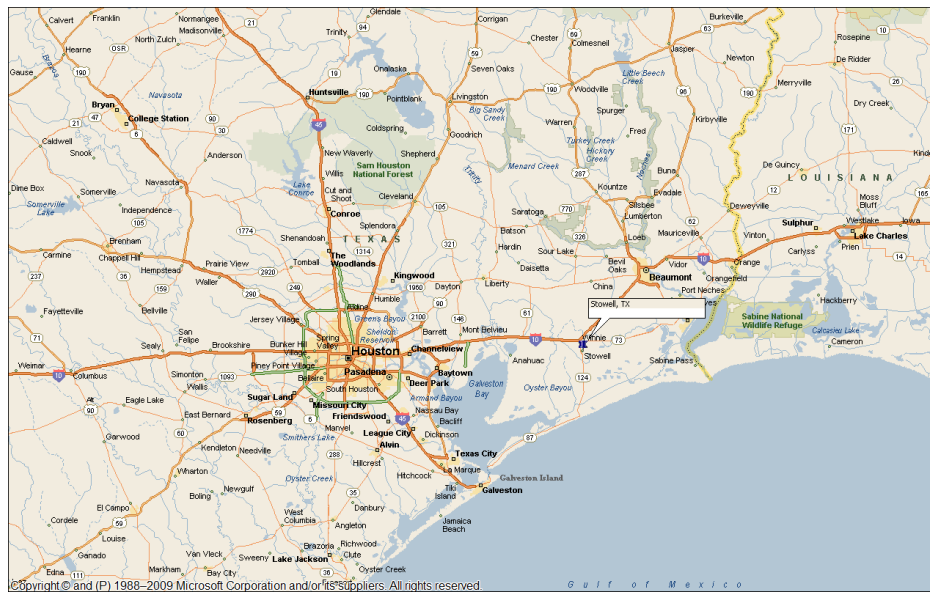


# Stowell, TX Main Post Office

Purchase Price - \$99,950      CAP: 7.07%

Address: 3608 State Highway 124, Stowell, TX      Located in Chambers County



**Summary Information:** The Stowell, TX Post Office is open from 8:00 a.m. to 2:30 p.m. Monday -Friday. The Post Office was constructed new for the USPS in 1982. The building was constructed to design specifications for the U S Postal Service. There were 1,756 residents at the 2010 census. The community is 64 miles east of Houston. The Post Office had water damage from Hurricane Harvey and Hurricane Imelda although the community is not in a flood zone area. The interior has been fully renovated and repaired, a new air conditioning unit was installed, and the roof was replaced.

**USPS Occupancy – 1982**

**Building Size:** 725 sq. ft.

**Site Size:** 12,523 sq. ft.

**Lease term:** Lease began November 1, 2017 and will expire October 31, 2022. Rent is \$7,560 per year, or \$10.43/sq. ft.

**Renewal Options:** None

**Taxes:** USPS Tax Reimbursement Rider

**Termination Rider:** Yes, with 180 days-notice by the USPS.

**Purchase Options:** None.

**Maintenance:** USPS Responsibility. The USPS is responsible 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:	\$ 7,560
Maintenance Reserve	\$ 180 Based on \$.25/sq. ft.
Insurance:	\$ 316 AUSPL Actual
<b>Net Operating Income:</b>	<b>\$ 7,064</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.*