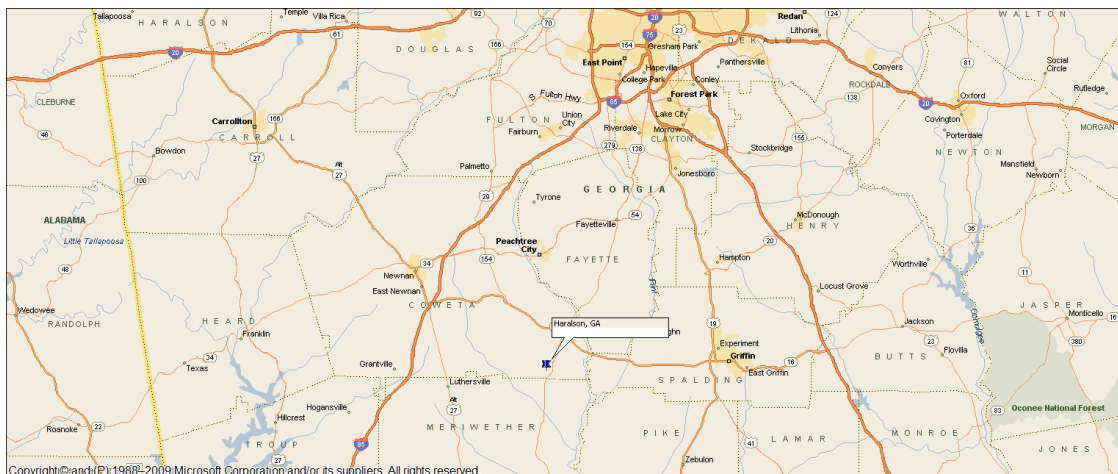


Haralson, GA Main Post Office
214 Highway 85, Haralson, GA 30229-9900
Located in Coweta County
Sales Price: \$ 271,000 CAP Rate 8.17%



Summary: The USPS had this building designed and constructed for their specific uses. The Haralson, GA Post Office is open from 9:00 a.m. to 1:00 p.m. Monday – Friday. The population was 166 at the 2010 census. Haralson is located 50 miles south of Atlanta. Haralson is noted for being one of the filming locations for both the Walking Dead and Lawless. A new roof was put on the building in 2015. The USPS recently signed a renewal option that will extend occupancy to February 12, 2025.

Occupied – 1995 **Building Size – 1,375 square feet** **Site Size – 26,136 square feet**

Lease Term – Began 2/13/2010 and ends 2/12/2020 with rent at \$21,312 per year. The USPS has exercised their next renewal option to extend occupancy to 2/12/2025 with rent at \$24,000 per year.

Renewal Options: None remain as the USPS has recently exercised their last renewal option.

Maintenance – USPS Partial Maintenance Rider. The U S Postal Service is responsible for normal repairs and maintenance to the Post Office. They also maintain the landscaping areas and all paved surface areas. They

provide their own custodial services and pay for all utilities. The Landlord is responsible for the structure and roof.

Taxes – The U S Postal Service reimburses for paid property taxes.

Termination Option – None

Purchase Option – No

Net Operating Income:

Rent	\$ 23,552 (Blended rent for the next 6 years)
Maintenance	\$ 688 (Estimated at \$.50/sq. ft.)
Insurance	\$ 481 (Estimated at \$.35/sq. ft.)
<u>Management</u>	<u>\$ 250</u>
NOI:	\$ 22,133

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.

