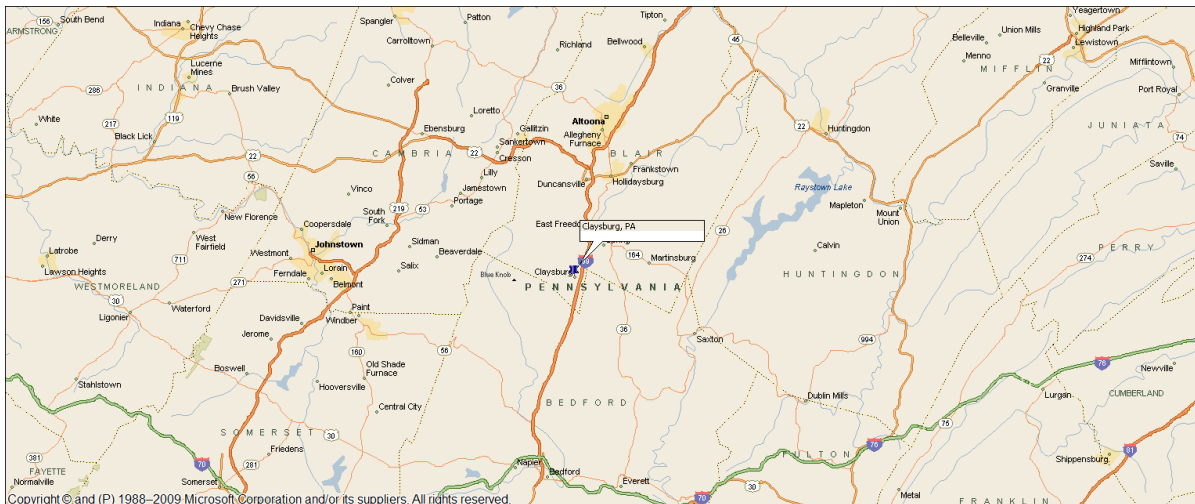


## Claysburg, PA Main Post Office

806 Bedford Street, Claysburg, PA 16625-7706 Located in Blair County

Sales Price: \$220,000 CAP Rate 7.15%



**Summary:** The Claysburg, PA Post Office is open 8 hours a day Monday – Friday and 3 ½ hours on Saturday. Claysburg had 1,625 residents at the 2010 census. A new metal roof was installed on the building in 2017. There are rural routes working from this Post Office. The Post Office may be within a flood plain.

**Building Size:** 1,428 sq ft      **Site Size:** 7,311 sq ft.      **Occupied by the USPS in 1960.**

**Lease Term:** From November 1, 2020 through October 31, 2025 with rent at \$17,778 per year.

**Renewal Options:** Two options are available to the USPS, with each option covering five years. The rents would increase to \$19,556 and \$21,512.

**Maintenance Rider:** The Landlord is responsible for normal repairs and maintenance to the property. The U S Postal Service provides for their own custodial services and pays for their utility expenses.

**Taxes – Tax Rider – Reimbursement of Paid Taxes      Termination Rider - None**

## Net Operating Income

Rent	\$17,778	Blended Rent
Maintenance	(\$ 1,285)	Estimated at \$.90/sq. ft.
Insurance	(\$ 489)	
Management	<u>(\$ 250)</u>	
<b>NOI</b>	<b>\$ 15,754</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.