

Ebervale, PA Main Post Office
102 Oakmont Drive, Ebervale, PA 18223
Located in Luzerne County

Sales Price: \$ 175,000 CAP Rate 8.16%



Summary: This Post Office was constructed new for the U S Postal Service in 1989. The office is open 4 hours a day and serves a rural area surrounding Ebervale, PA. The U S Postal Service is responsible for day to day maintenance and for maintaining all landscaped areas. There is a purchase option available to the U S Postal Service but the next option is for \$401,076. There is not a termination rider in the current lease.

Occupied: 1989

Building Size: 928 sq ft **Site Size:** 43,770 sq ft

Lease Term: The current lease expires June 30, 2019.

Annual Rent: The current rent is \$15,408/year, or \$16.60/sq ft.

Renewal Options: None remain.

Maintenance: USPS Maintenance Rider. The USPS is responsible for repairs and general maintenance to the building. They also pay for all utilities and are responsible for landscaping expenses. The Landlord is responsible for the structure and roof.

Taxes – USPS reimburses for property taxes.

Termination Option – None

Purchase Option – Yes, next option is at \$401,076.

Net Operating Income:

Rent	\$ 15,408
Maintenance	\$ 562 (Estimated at \$.60/sq ft)
Insurance	\$ 261 (Estimated at \$.30/sq ft)
Management	<u>\$ 300</u>
NOI:	\$ 14,285

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