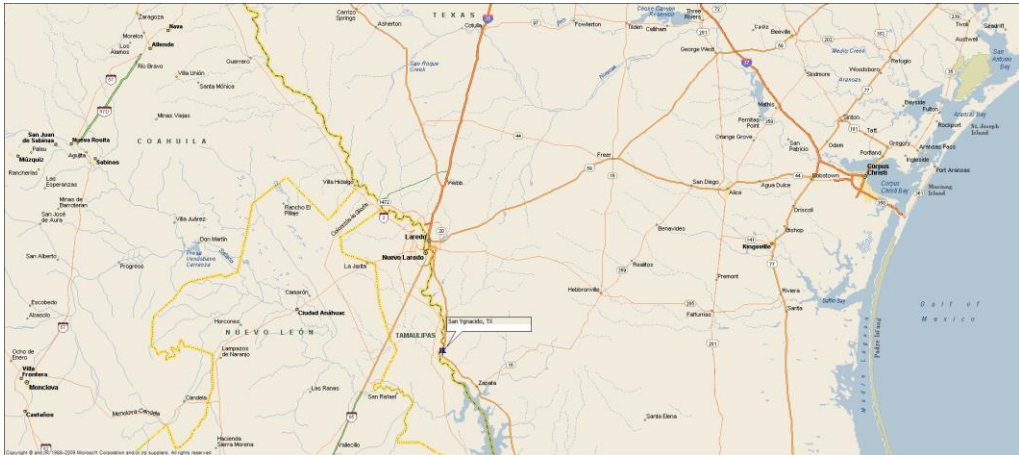


# San Ygnacio, TX Main Post Office

Purchase Price - \$499,950      CAP: 6.50%

Address: 1003 S. Highway 83, San Ygnacio, TX 78067-9998      Located in Zapata County



**Summary Information:** The San Ygnacio, TX Post Office is open four (4) hours per day, Monday-Friday. There were 667 residents at the 2010 census. A National Historic Landmark, the Trevino-Urbe Rancho is within the city limits of San Ygnacio. Some of their buildings were constructed in the 1830's. San Ygnacio is 35 miles south of Laredo, TX. The nearest Post Office is in Zapata, 13 miles from San Ygnacio. The Landlord has made spot repairs to the roof, stripped the parking lot, painted the interior and exterior, and replaced the HVAC unit.

**USPS Occupancy – 1999**

**Building Size:** 2,090 sq. ft.

**Site Size:** 27,686 sq. ft.

**Lease term:** Lease began April 20, 2019 and will expire April 19, 2024. Rent is \$34,896 per year, or \$16.70/sq. ft.

**Renewal Options:** One option remains to extend occupancy a total of 5 years. The rent could increase to \$55,992 per year in April 2024.

**Taxes:** USPS Tax Reimbursement Rider.

**Termination Rider:** None

**Purchase Options:** Yes, the USPS next purchase option is for \$1,300,000.

**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:	\$ 34,896
Maintenance Reserve	\$ 1,045 Based on \$.50/sq. ft.
Insurance:	\$ 1,095 AUSPL Estimate
Management:	<u>\$ 250</u>
<b>Net Operating Income:</b>	<b>\$ 32,506</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.*