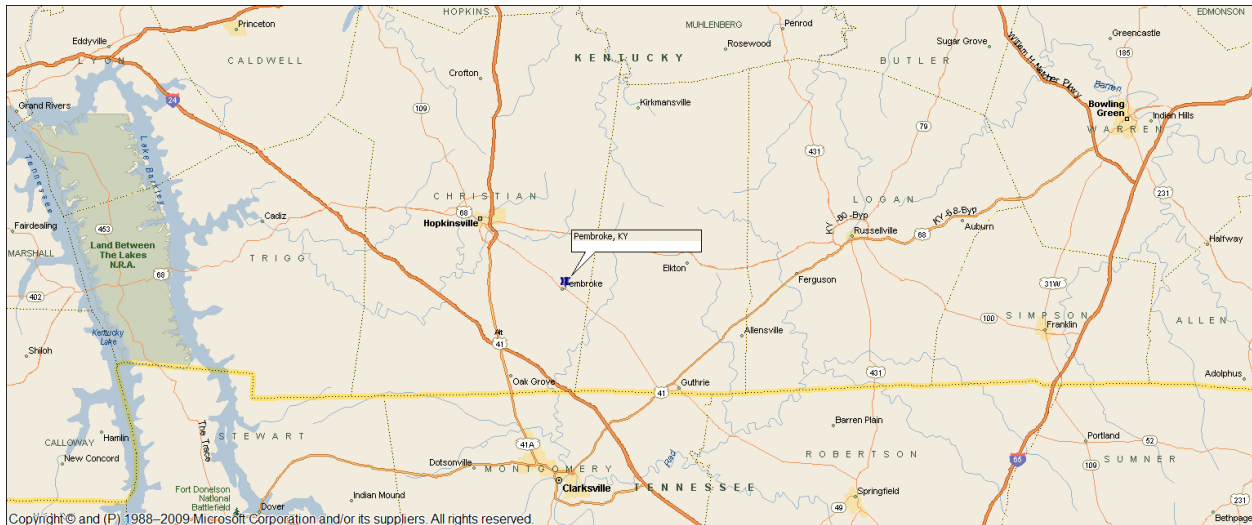


Pembroke, KY Main Post Office

204 S. Main Street, Pembroke, KY 42266-9998 Located in Christian County

Sales Price: \$105,000 CAP Rate 7.00%



Summary: The Pembroke, KY Post Office is open from 8:30 a.m. to 3:00 p.m. Monday – Friday and three hours on Saturday. The population was 869 at the 2010 census. It is part of the Clarksville, TN metropolitan area. Pembroke is 50 miles west of Bowling Green, KY.

Building Size: 1,152 sq ft **Site Size:** 3,854 sq ft. **Occupied by the USPS in 1967.**

Lease Term: From December 1, 2021 through November 30, 2026 with rent at \$10,032 per year.

Renewal Options: One option is available to the USPS with the rent increasing to \$11,035.

Maintenance Rider: Landlord 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. The Landlord is responsible for the structure and roof.

Taxes – The Landlord pays the property taxes and is not reimbursed by the USPS,

Termination Rider - None

Net Operating Income

Rent	\$ 10,032	
Maintenance	(\$ 1,325)	Estimated at \$1.15/sq. ft.
Insurance	(\$ 400)	
Taxes	(\$ 697)	
Management	<u>(\$ 250)</u>	
NOI	\$ 7,360	

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.