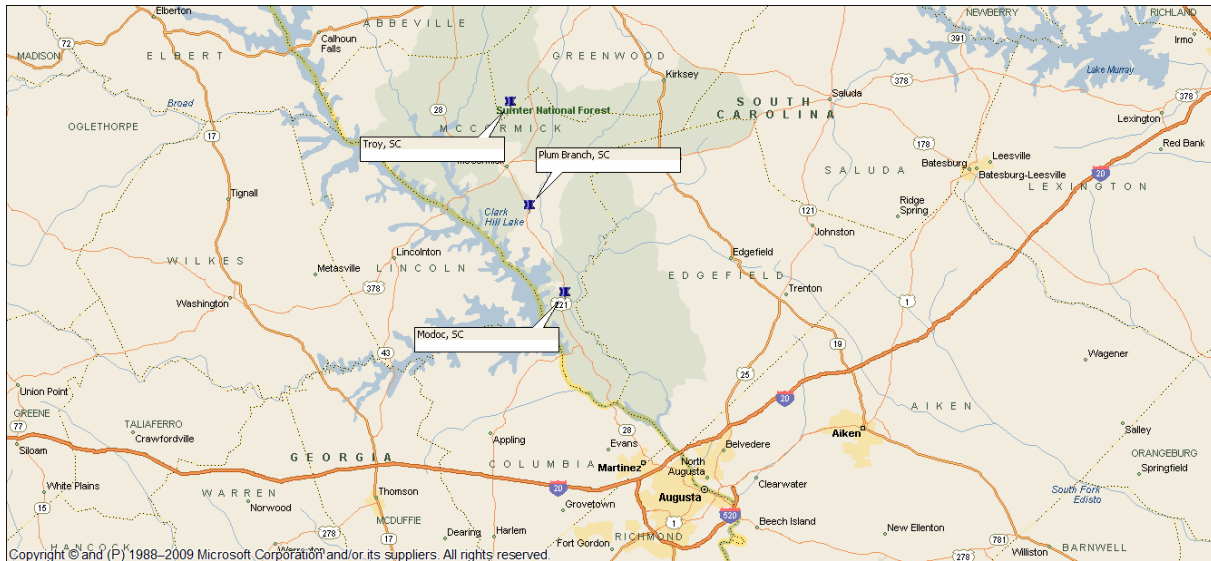


Troy, SC Main Post Office

Purchase Price - \$40,225 CAP: 9.00%

Address: 104 Sloan Street, Troy, SC 29848. Located in Greenwood County

The Troy, SC Post Office is sold in conjunction with the sale of the Modoc, SC and Plum Branch, SC Post Offices.



Summary Information: The Troy, SC Post Office is open four hours a day, Monday – Friday and 3 ½ hours on Saturday. The Post Office began occupancy of this facility in 1961. There were 93 residents at the 2010 census.

USPS Occupancy – 1961

Building Size: 630 sq. ft.

Site Size: 3,104 sq. ft.

Lease term: Lease began May 1, 2019 and will expire April 30, 2024. Rent is \$5,300 per year, or \$8.41/sq. ft.

Renewal Options: One for 5 years with the rent at \$5,618/year.

Taxes: Landlord responsibility and is not reimbursed by the USPS.

Termination Rider: Yes, with a 30 day-notice period for the USPS>

Purchase Options: None.

Maintenance: Landlord Responsibility. The Landlord is responsible for normal repairs and maintenance and 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:	\$ 5,300
Maintenance Reserve	\$ 567 Based on \$.90/sq. ft.
Insurance:	\$ 200 AUSPL Estimate
Property Taxes	\$ 560
Management Expenses	\$ <u>350</u>
Net Operating Income:	\$ 3,623

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.