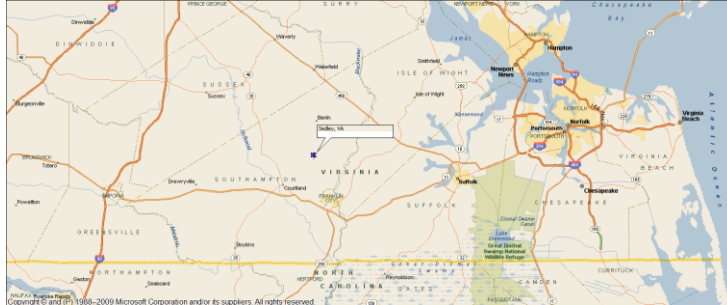


**Sedley, VA Main Post Office**  
**18050 Johnson's Mill Road, Sedley, VA 23878** Located in Southampton County  
**Sales Price \$86,500 CAP 7.51 %**



**Summary Information**

The Post Office is open 6 hours per day. Sedley, VA had 470 residents at the 2010 census. The Landlord is responsible for payment of the property taxes and for normal repairs and maintenance to the property. The roof was replaced in 2011. The Landlord performed plumbing upgrades, had the building painted, and improved the parking area.

**USPS Occupancy** – 1962      **Building Size:** 1,008 square feet.      **Site Size:** 7,208 square feet.

**Lease term:** The current lease began April 20, 2019. It will go to April 19, 2024, with rent at \$9,000 per year, or \$8.93 per square foot.

**Renewal Options:** Two options provide an additional five (5) years each. The first option has rent at \$9,675 per year and the second option has rent at \$10,400 per year.

**Taxes:** Landlord pays property taxes, and the USPS does not reimburse.      **Termination Rider:** Yes, in the new lease there is a 180- notice period available to the USPS.      **Purchase Options:** None

**Maintenance:** Landlord Maintenance Rider. The Landlord has responsibility for all normal maintenance items, including structure and roof. The USPS pays for all utilities and is responsible for all landscaping expenses. The roof was replaced in March 2011 and has a remaining warranty.

**Estimated Net Operating Income:**

Rent:	\$ 9,000
Maintenance:	\$ 1,008 Based om \$1.00/sq. ft.
Insurance:	\$ 412 AUSPL Actual
Property Taxes:	\$ 680
Mgmt:	\$ 400
<b>Net Operating Income:</b>	<b>\$ 6,500</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.*