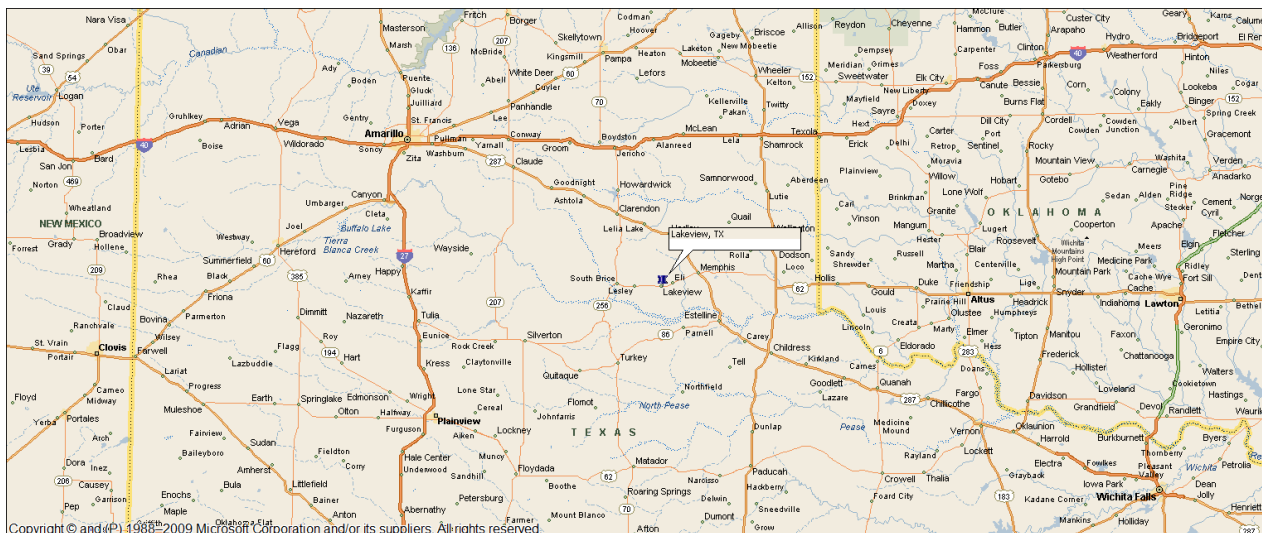


Lakeview, TX Main Post Office

Purchase Price - \$89,950 CAP: 8.03%

Address: 13406 Highway 256, Lakeview, TX 79239-9802 Located in Hall County



Summary Information: The Lakeview, TX Post Office is open four hours a day. The Post Office was constructed new for the USPS in 1983. The building was constructed to design specifications for the U S Postal Service. There were 107 residents at the 2010 census. The roof was replaced in 2011. The nearest Post Office is nine miles away and the next closest ones are 13-16 miles distant from Lakeview. The community is 90 miles southeast of Amarillo.

USPS Occupancy – 1983

Building Size: 1,034 sq. ft.

Site Size: 21,280 sq. ft.

Lease term: Lease began February 1, 2018 and will expire January 31, 2023. Rent is \$8,200 per year, or \$7.93/sq. ft.

Renewal Options: None

Taxes: USPS Tax Reimbursement Rider

Termination Rider: Yes, with 365 days-notice by the USPS.

Purchase Options: None.

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:	\$ 8,200
Maintenance Reserve	\$ 414 Based on \$.40/sq. ft.
Insurance:	\$ 310 Based on \$.30/sq. ft.
Management Expenses	\$ <u>250</u>
Net Operating Income:	\$ 7,226

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.