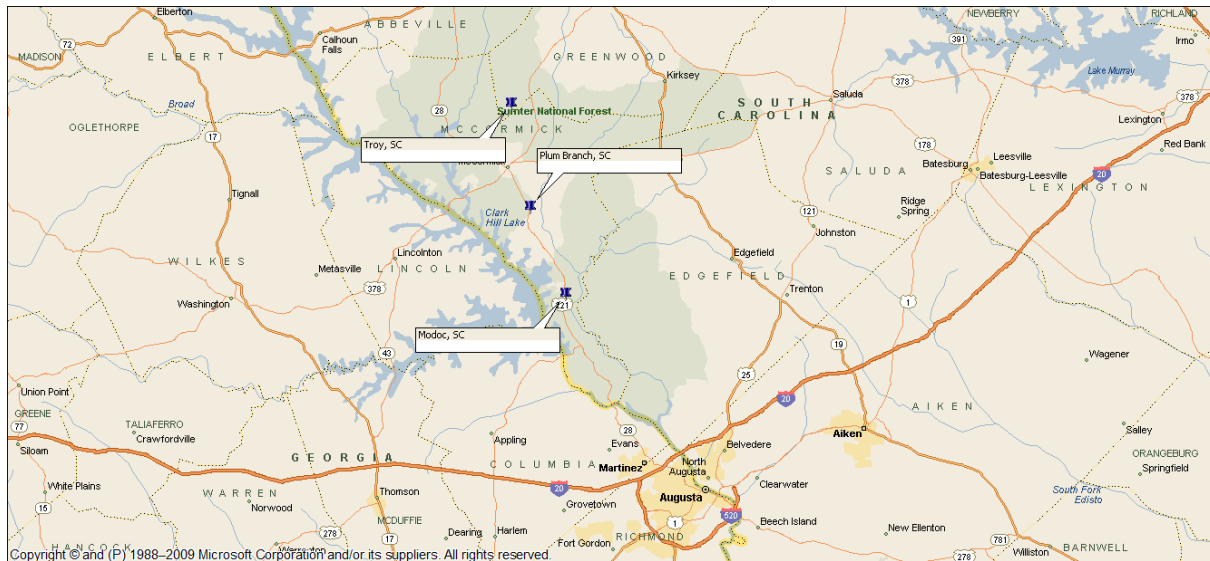


Modoc, SC Main Post Office

Purchase Price - \$44,400 CAP: 9.00%

Address: 11489 SC Highway 28, Modoc, SC 29838 Located in McCormick County

Offered sale with Plum Branch, SC and Troy, SC Post Offices



Summary Information: The Modoc, SC Post Office is open four hours a day, Monday – Friday and 3 hours on Saturday. The Post Office began occupancy of this facility in 1968. There were 218 residents at the 2010 census.

USPS Occupancy – 1968

Building Size: 864 sq. ft.

Site Size: 7,368 sq. ft.

Lease term: Lease began July 1, 2018 and will expire June 30, 2023. Rent is \$5,400 per year, or \$6.25/sq. ft.

Renewal Options: None

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

Termination Rider: Yes, with a 180 day-notice period for 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:	\$ 5,400
Maintenance Reserve	\$ 520 Based on \$.60/sq. ft.
Insurance:	\$ 276 AUSPL Estimate
Property Taxes	\$ 358
Management Expenses	\$ <u>250</u>
Net Operating Income:	\$ 3,996

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.