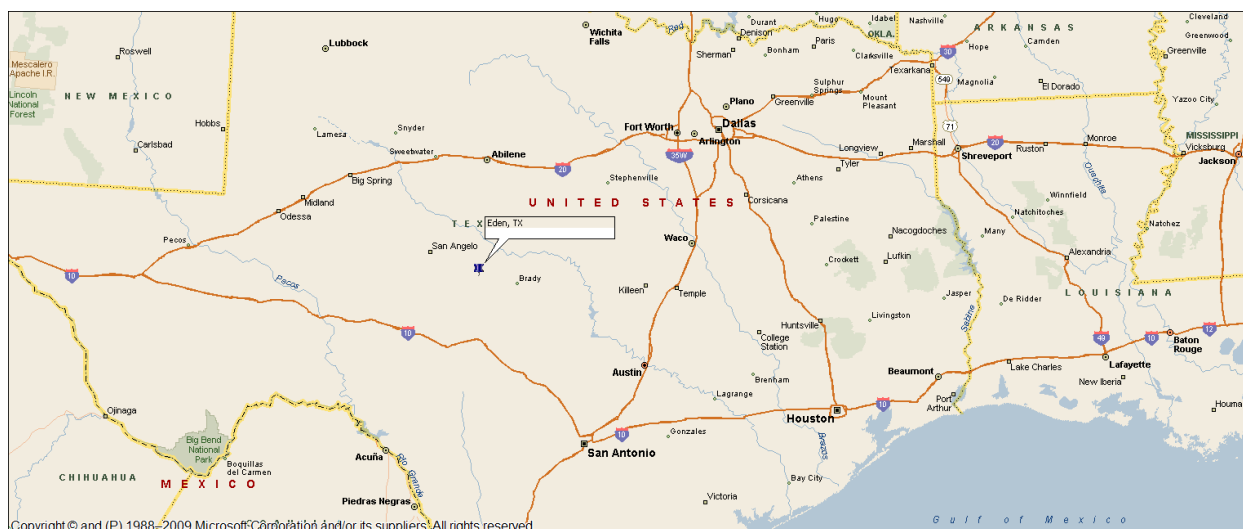
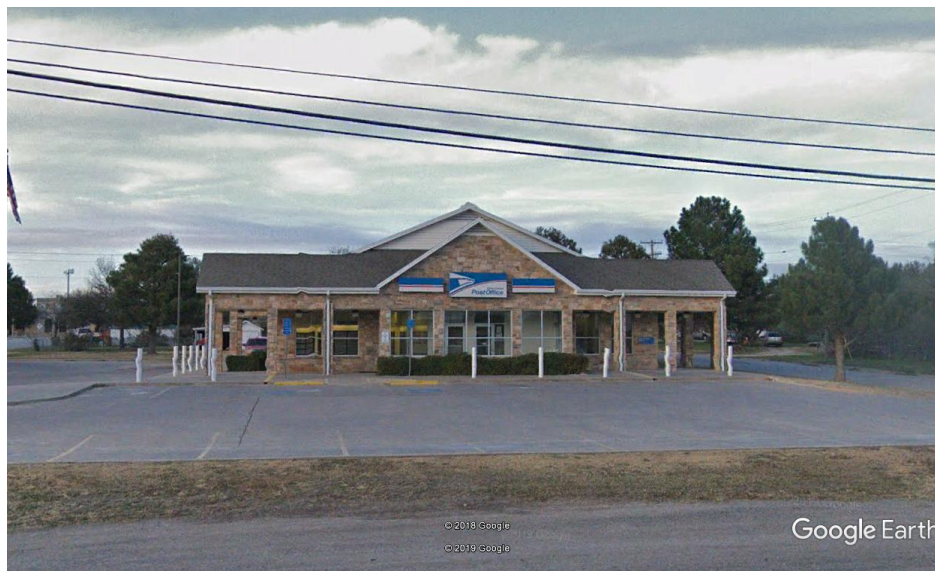


# Eden, TX Main Post Office

**Purchase Price - \$650,000 CAP: 8.23%**

**Address: 100 W. Broadway Street, Eden, TX 76837-9998 Located in Concho County**



**Summary Information:** The Post Office was constructed new for the USPS in 2000. It is open 8 hours per day, Monday – Friday. There were 2,766 residents at the 2010 census. The population grew by 8% since the 2000 census. The roof was replaced in 2008 and one of the two air conditioning units has been replaced. The interior and exterior of the building were painted in 2015. There are approximately 1,250 Post Office Boxes with over 40% of them being rented. There are delivery employees located at this Post Office.

## **USPS Occupancy – 2000**

**Building Size:** 4,221 sq. ft. **Site Size:** 44,283 sq. ft.

**Lease term:** Lease began 12/2/2014 and will expire 12/1/2019 with rent at \$55,000 per year. The USPS has exercised their next renewal option to extend occupancy to 12/1/24 with the rent increasing to \$60,000 per year.

**Renewal Options:** One options remains to extend occupancy to 12/1/2029 with rent at \$60,000 per year.

**Taxes:** USPS Tax Reimbursement Rider

**Termination Rider:** Yes. The USPS has the option to terminate the lease with 30 days-notice.

**Purchase Options:** Yes. The USPS can purchase at \$684,000.

**Maintenance:** Landlord Responsibility. The landlord 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:	\$	60,000	
Maintenance Reserve	\$	4,221	Based on \$1.00/sq. ft.
Insurance:	\$	1,781	Based on AUSPL estimates
Management Expenses	\$	<u>500</u>	

**Net Operating Income: \$ 53,498**

*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.*