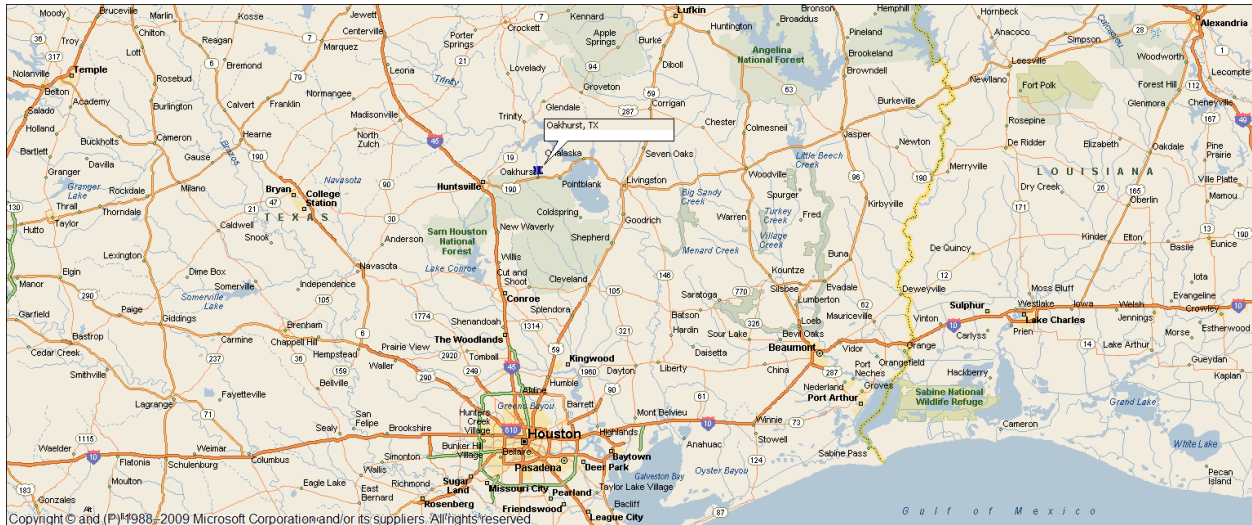


Oakhurst, TX Main Post Office

Purchase Price - \$159,500 CAP: 7.00%

Address: 1100 Highway 190 W, Oakhurst, TX 77359. Located in San Jacinto County



Summary Information: The Oakhurst, TX Post Office is open four (4) hours per day, Monday – Friday and two (2) hours on Saturday. There were 233 residents at the 2010 census. A septic system on the property is maintained by the Postal Service.

The community is 80 miles north of Houston. Lake Livingston State Park is near Oakhurst. Lake Livingston reservoir is the second largest lake located wholly within the state of Texas. San Jacinto County has reported significant population growth in the past two census counts (29% since 2000).

USPS Occupancy – 1976

Building Size: 1,392 sq. ft.

Site Size: 14,995 sq. ft.

Lease term: Lease began June 1, 2016 and will expire May 31, 2021. Rent is \$12,240 per year, or 8.79/sq. ft. The USPS has exercised the next renewal option to extend the lease to May 31, 2026 with rent at \$12,900 per year, or \$9.27/sq. ft.

Renewal Options: No options remain.

Taxes: USPS Tax Reimbursement Rider

Termination Rider: None.

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. The USPS has responsibility to maintain and/or replace the septic system.

Estimated Net Operating Income:

Rent:	\$ 12,900
Maintenance Reserve	\$ 975 Based on \$.70/sq. ft.
Insurance:	\$ 445 Actual
Management:	<u>\$ 300</u>
Net Operating Income:	\$ 11,180

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.