

**Pottersville, NY Main Post Office**  
**37 Valley Farm Road, Pottersville, NY 12860-9998**  
**Warren County**  
**Sales Price: \$ 89,000 CAP Rate 7.23%**



**Summary:** The lease was recently extended to November 30, 2025 and there is NOT a termination rider in this lease. A new roof was put on the building in 2015. Pottersville, NY is located immediately adjacent to Interstate 87 on U S Route 9. The Post Office is open Monday – Friday from 8:30 a.m. to 12:30 p.m. and on Saturday from 8:30 a.m. to 11:30 a.m.

**Occupied:** 1980

**Building Size:** 1,104 sq. ft.      **Site Size:** 44,866 sq. ft.

**Lease Term:** From December 1, 2015 through November 30, 2020. The USPS has executed the renewal option to extend occupancy to November 30, 2025.

**Annual Rent:** The current rent is \$8,650 per year up to November 30, 2020. The rent will increase to \$9,100 per year, or \$8.24/sq. ft. on December 1, 2020

**Renewal Options:** None remain as the last option has been exercised by the USPS.

**Maintenance:** Landlord Maintenance Rider. The Landlord is responsible for repairs and general maintenance to the building. The USPS pays for all utilities and is responsible for landscaping expenses. The Landlord is responsible to remove snow from the roof and from all paved areas.

**Taxes** – USPS reimburses for property taxes.

**Termination Option** – None

**Purchase Option** – None

**Net Operating Income:**

Rent	\$ 9,100	
Maintenance	\$ 994	Estimated at \$.90/sq. ft. New roof installed in 2015
Insurance	\$ 363	AUSPL Actual
Management	\$ 300	
Snow Removal	<u>\$ 1,000</u>	Estimated costs, will vary year to year
<b>NOI:</b>	<b>\$ 6,443</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.