

Avery Postal Group
 17905 S.E. 16th Street, Suite A
 Vancouver, Washington 98683
 (425) 985-0255
 (425) 224-1615 Fax

POST OFFICE FACT SHEET

Hardin Main Post Office
 103 East Main Street
 Calhoun County Seat
 Hardin, Illinois 62047

CURRENT LEASE

FROM: 10/1/17 TO: 9/30/22

RENTAL RATES:

PURCHASE OPTIONS:

CURRENT LEASE: 17-22	<u>5</u>	YEARS AT:	<u>\$10,460.00</u>	PER ANNUM:	<u>None</u>
OPTION 22-27	<u>5</u>	YEARS AT:	<u>10,960.00</u>	PER ANNUM:	<u> </u>
OPTION:	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>
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OPTION:	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>

NET INTERIOR SQ. FT: 1,197 LOTSIZE: 2,401
 YEAR OCCUPIED: 1957

FINANCING:

COMPANY: Call A.P.G.
 FROM: TO:
 AMOUNT BORROWED: INTEREST RATE:
 CURRENT BALANCE: AS OF:
 MONTHLY PAYMENT: ASSUMABLE?

APPROXIMATE MAINTENANCE COST PER YEAR: Lessor Maintenance – \$1,197.00
 INSURANCE PREMIUM PER YEAR: \$376.00 AUSPL Insurance Quote
+ \$1,356.00 Flood Insurance = \$1,732.00 Total

PROPERTY TAXES:

NO TAX CLAUSE: ZERO TAX CLAUSE: REIMBURSEMENT PAID: XX
 IF NO TAX CLAUSE, AMOUNT OF TAX OWNER RESPONSIBLE FOR: 0
 ROOF CONDITION: Good ROOF REPLACED: Yes IF REPLACED, YEAR ROOF REPLACED: 2012
 ROOF TYPE: Flat EXTERIOR: Brick

PURCHASE PRICE:

\$90,000.00 - 8.36% Cap Rate

P.O. # (618) 576-2735. Open 9-12 & 2-4 M-F and 9:30-10:30
 Sat. Next larger P.O. is 7.2 miles. USPS Can terminate lease
 with 30 days notice. 1,555 Zip Population. Est. NOI: \$7,531.00

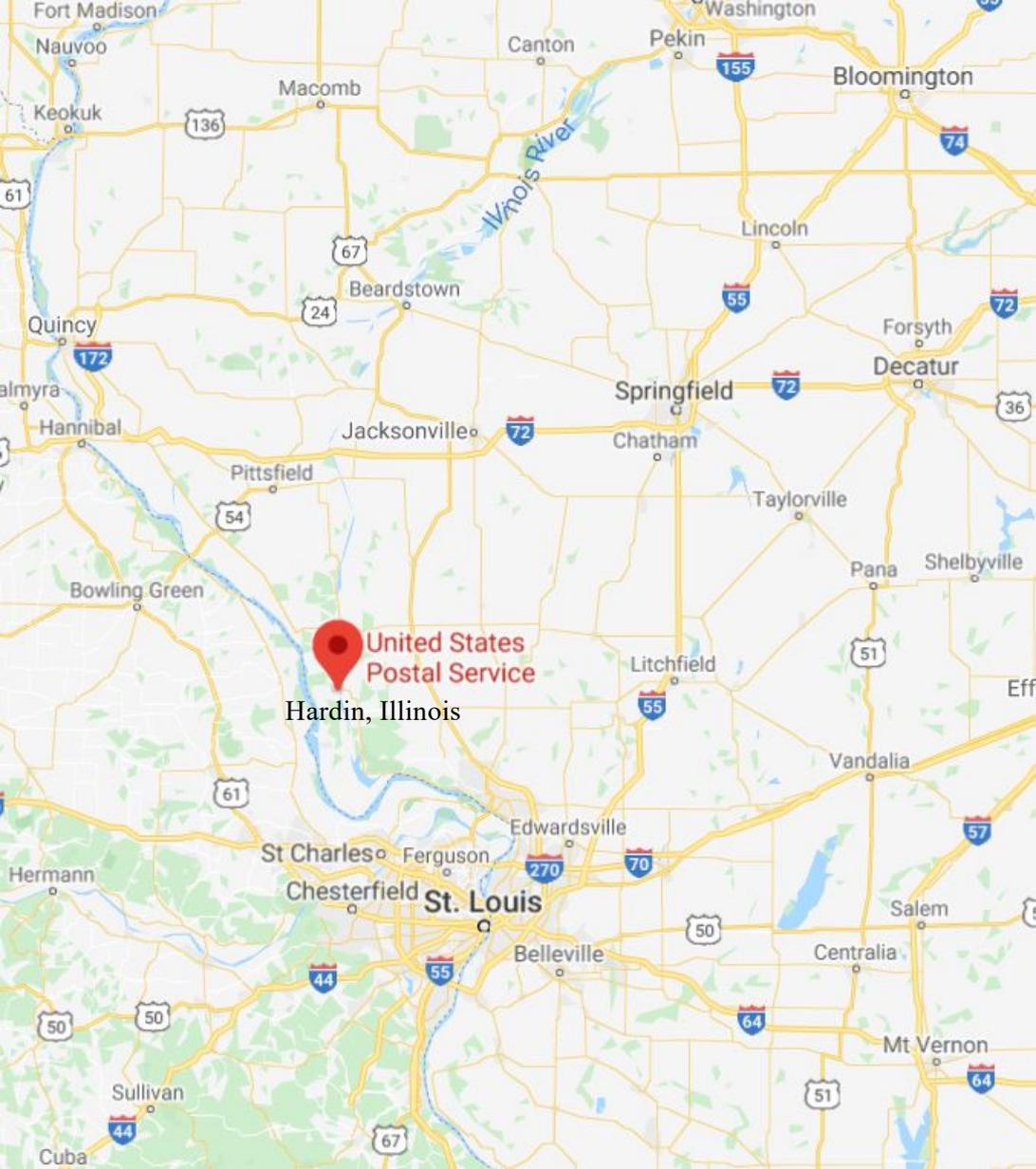
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Hardin, Illinois Main PO



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United States
Postal Service

Hardin, Illinois