

Avery Postal Group & NNN  
17905 SE 16<sup>th</sup> Street, Suite A  
Vancouver, Washington 98683  
(425) 985-0255  
(425) 224-1615 Fax

Two Post Office Package Sale

	Net Rent	Net Sq. Ft.
Streeter, North Dakota Main Post Office:	\$9,381.00	1,410
Saint Joseph, Louisiana Main Post Office:	<u>13,217.00</u>	<u>1,632</u>
Totals:	\$22,598.00	3,042

Purchase Price: \$311,690.00

Cap Rate: 7.25%

Contact Rhett Agnew via email: [Rhett@rhettagnew.com](mailto:Rhett@rhettagnew.com)

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**Avery Postal Group**  
1400 112<sup>th</sup> Avenue SE, Suite 100  
Bellevue, WA 98004  
(425) 985-0255  
(425) 224-1615 Fax

**POST OFFICE FACT SHEET**

Streeter Main Post Office  
107 Florence Street  
Stutsman County  
Streeter, North Dakota 58483

CURRENT LEASE

FROM: 1-1-20 TO: 12-31-24

**RENTAL RATES:**

**PURCHASE OPTIONS:**

CURRENT LEASE: 20-24	<u>5</u>	YEARS AT:	<u>\$11,286.00</u>	PER ANNUM:	<u>None</u>
OPTION 25-29	<u>5</u>	YEARS AT:	<u>11,850.00</u>	PER ANNUM:	<u>                    </u>
OPTION: 29-34	<u>5</u>	YEARS AT:	<u>12,443.00</u>	PER ANNUM:	<u>                    </u>
OPTION:	<u>          </u>	YEARS AT:	<u>                    </u>	PER ANNUM:	<u>                    </u>
OPTION:	<u>          </u>	YEARS AT:	<u>                    </u>	PER ANNUM:	<u>                    </u>
OPTION:	<u>          </u>	YEARS AT:	<u>                    </u>	PER ANNUM:	<u>                    </u>
OPTION:	<u>          </u>	YEARS AT:	<u>                    </u>	PER ANNUM:	<u>                    </u>

NET INTERIOR SQ. FT: 1,410 LOTSIZE: 3,464  
YEAR OCCUPIED: 1963

**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 - \$1,410.00 suggested reserve.  
INSURANCE PREMIUM PER YEAR: \$495.00 AUSPL Insurance Estimate

**PROPERTY TAXES:**

NO TAX CLAUSE: XX ZERO TAX CLAUSE:            REIMBURSEMENT PAID:                       
IF NO TAX CLAUSE, AMOUNT OF TAX OWNER RESPONSIBLE FOR: \$685.12  
ROOF CONDITION: Good ROOF REPLACED: Yes IF REPLACED, YEAR ROOF REPLACED: 2018  
Pitched  
ROOF TYPE: Metal EXTERIOR: Vinyl/Stucco

**PURCHASE PRICE:** Package Price

P.O. # (701) 424-3401. Open 8-12 M-F and 9-10 Sat. Zip Code  
Population: 340. Next larger P.O. is 29.5 miles. Termination  
with 30 days-notice. 1 route. Est. N.O.I. \$8,695.88

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Rectangular Shop



Streeter Main P.O.

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Vancouver, Washington 98683  
(425) 985-0255  
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**POST OFFICE FACT SHEET**

Saint Joseph Main Post Office  
141 Plank Road  
Tensas Parrish  
Saint Joseph, Louisiana 71366

CURRENT LEASE

FROM: 11/1/19 TO: 10/31/24

**RENTAL RATES:**

**PURCHASE OPTIONS:**

CURRENT LEASE: 19-24	<u>5</u>	YEARS AT:	<u>\$14,906.00</u>	PER ANNUM:	<u>None</u>
OPTION	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____

NET INTERIOR SQ. FT: 1,632 LOTSIZE: 2,250  
YEAR OCCUPIED: 1951

**FINANCING:**

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

APPROXIMATE MAINTENANCE COST PER YEAR: Lessor Maintenance - \$1,632 suggested maintenance reserve.

INSURANCE PREMIUM PER YEAR: \$570.00 AUSPL Insurance Estimate

**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: 2007  
ROOF TYPE: Flat EXTERIOR: Brick

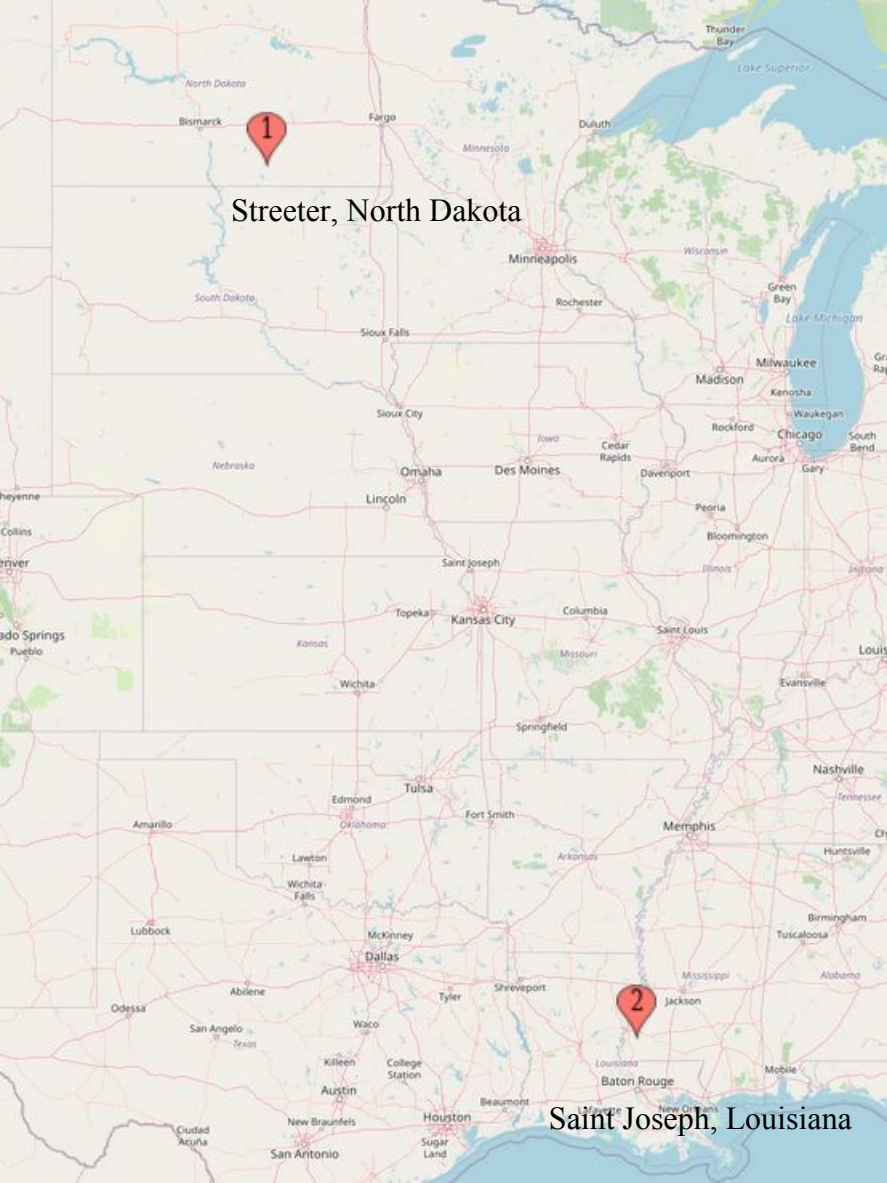
**PURCHASE PRICE:** Package Price

P.O. # (318) 766-6166. Open 8:30-12 and 12:30-3 M-F. Zip Code Population: 1,974. No early term. in lease. 2 Rts. Next larger P.O. is 10.1 miles. Estimated NOI: \$13,217.00

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Saint Joseph Main PO



Streeter, North Dakota

Saint Joseph, Louisiana