

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

POST OFFICE FACT SHEET

New Lisbon Main Post Office
 79 Four Mile Road
 Burlington County
 New Lisbon, New Jersey 08064

CURRENT LEASE

FROM: 9/1/19 TO: 8/31/24

RENTAL RATES:

PURCHASE OPTIONS:

CURRENT LEASE 19-24	<u>5</u>	YEARS AT:	<u>\$14,900.32</u>	PER ANNUM:	<u> </u>
OPTION Exercised 24-29	<u>5</u>	YEARS AT:	<u>15,385.32</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: 800 LOTSIZE: 20,000
 YEAR OCCUPIED: 1989

FINANCING:

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

APPROXIMATE MAINTENANCE COST PER YEAR: USPS Maintenance: \$200.00 suggested
 reserve.
 INSURANCE PREMIUM PER YEAR: \$285.00 AUSPL Insurance Estimate

PROPERT

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: 2007 IF REPLACED, YEAR ROOF REPLACED:
 ROOF TYPE: Pitched EXTERIOR: Brick

PURCHASE PRICE: \$248,335.00 – 6.0% Cap Rate

PO# (609) 894-9272. Open 9:45 to 1 & 1:30-4:15 M-F. Sat. 8-12. Zip Code Population: 311. No early termination in lease that runs to 8/31/29. Estimated Blended NOI: \$14,900.32

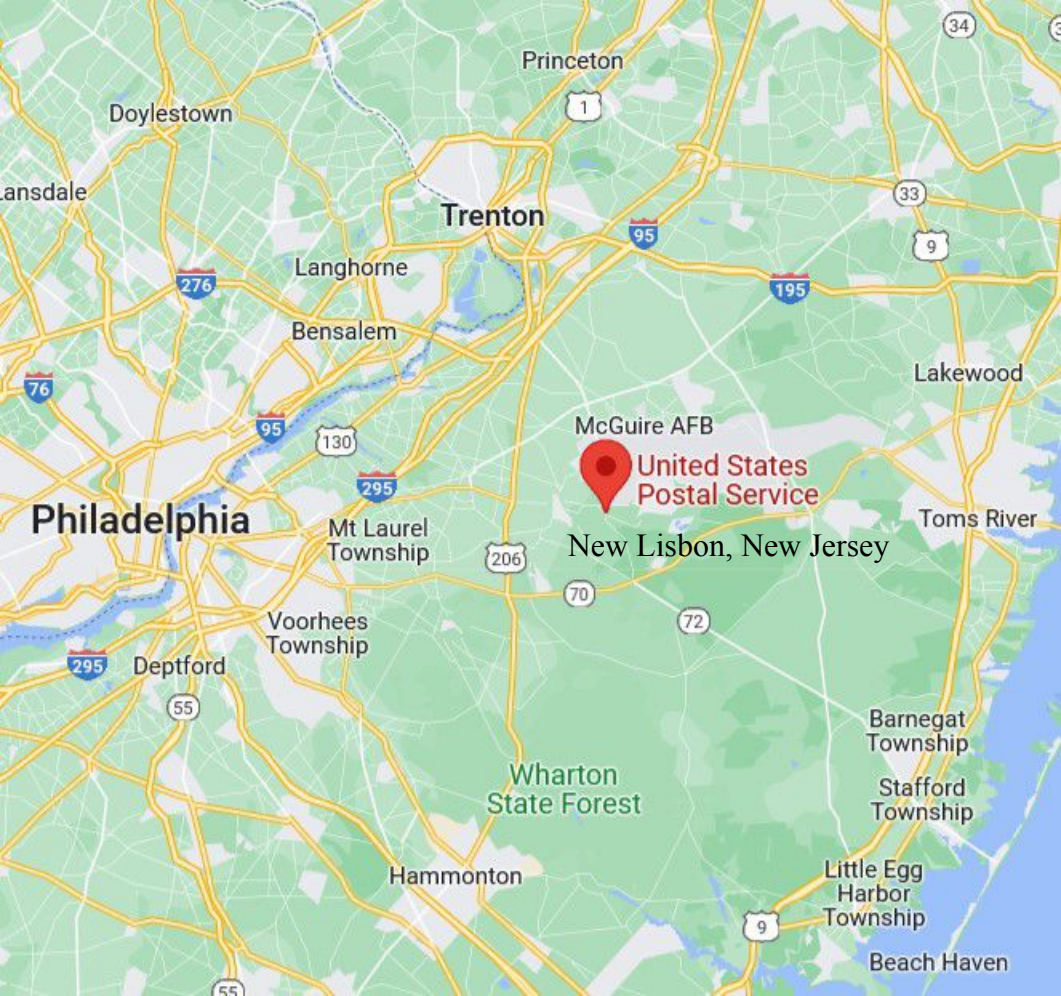
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New Lisbon, NJ. Main P.O.



New Lisbon, New Jersey Main P.O.



Philadelphia

Trenton

Princeton

Doylestown

Langhorne

Bensalem

Mt Laurel Township

Voorhees Township

Deptford

Hammonton

Wharton State Forest

McGuire AFB

New Lisbon, New Jersey

United States Postal Service

Lakewood

Toms River

Barnegat Township

Stafford Township

Little Egg Harbor Township

Beach Haven