

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

**POST OFFICE FACT SHEET**

Orford Main Post Office  
621 NH Route 10  
Grafton County  
Orford, New Hampshire 03777

CURRENT LEASE

FROM: 5/1/22 TO: 4/30/27

**RENTAL RATES:**

**PURCHASE OPTIONS:**

CURRENT LEASE 22-27	<u>5</u>	YEARS AT:	<u>\$23,290.00</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: 1,403 LOTSIZE: 10,718  
YEAR OCCUPIED: 1962

**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 Rider: \$350.00  
suggested reserve.

INSURANCE PREMIUM PER YEAR: \$605.00 AUSPL Insurance Estimate

**PROPERTY**

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: ?  
ROOF TYPE: Pitched EXTERIOR: Wood/brick

**PURCHASE PRICE:** \$372,250.00 – 6.0% Cap Rate

PO# (603) 353-4559. Open 8:30-12 & 1-4:30 M-F. Sat. 8:45-11:45. Zip Code Population: 1,237. No early lease term. Next larger P.O. is 6.1 miles. Estimated NOI: \$22,335.00

The information herein has been obtained from sources believed to be reliable. While Avery Postal Group & NNN does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



Orford, New Hampshire Main P.O.



United States  
Postal Service

Orford, New Hampshire