

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

POST OFFICE FACT SHEET

Liliwaup Main Post Office
28611 N. US Highway 101
Mason County
Liliwaup, Washington 98555

CURRENT LEASE

FROM: 6/1/06 TO: 5/31/26

RENTAL RATES:

PURCHASE OPTIONS:

CURRENT LEASE 6-26	<u>20</u>	YEARS AT:	<u>\$48,000.00</u>	PER ANNUM:	<u>None</u>
OPTION 26-31	<u>5</u>	YEARS AT:	<u>48,000.00</u>	PER ANNUM:	<u> </u>
OPTION: 31-36	<u>5</u>	YEARS AT:	<u>48,000.00</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: 2,085 LOTSIZE: 26,641
YEAR OCCUPIED: 2006

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: Lessor resp. for roof and structural. \$470.00 suggested reserve.

INSURANCE PREMIUM PER YEAR: \$961.52 AUSPL Insurance Quote

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: No IF REPLACED, YEAR ROOF REPLACED:
ROOF TYPE: Pitched-metal EXTERIOR: Wood/stone

Sale Price: \$717,000.00 - 6.49% Cap Rate

PO# (360) 877-5472. Open 11:30-3:30 M-F. Sat. 10-12:30. Zip Code Pop: 672. Next larger PO is 4.2 miles (225 sq ft. larger). USPS runs 1 Route. Located on Hood Canal. NOI \$46,568.48

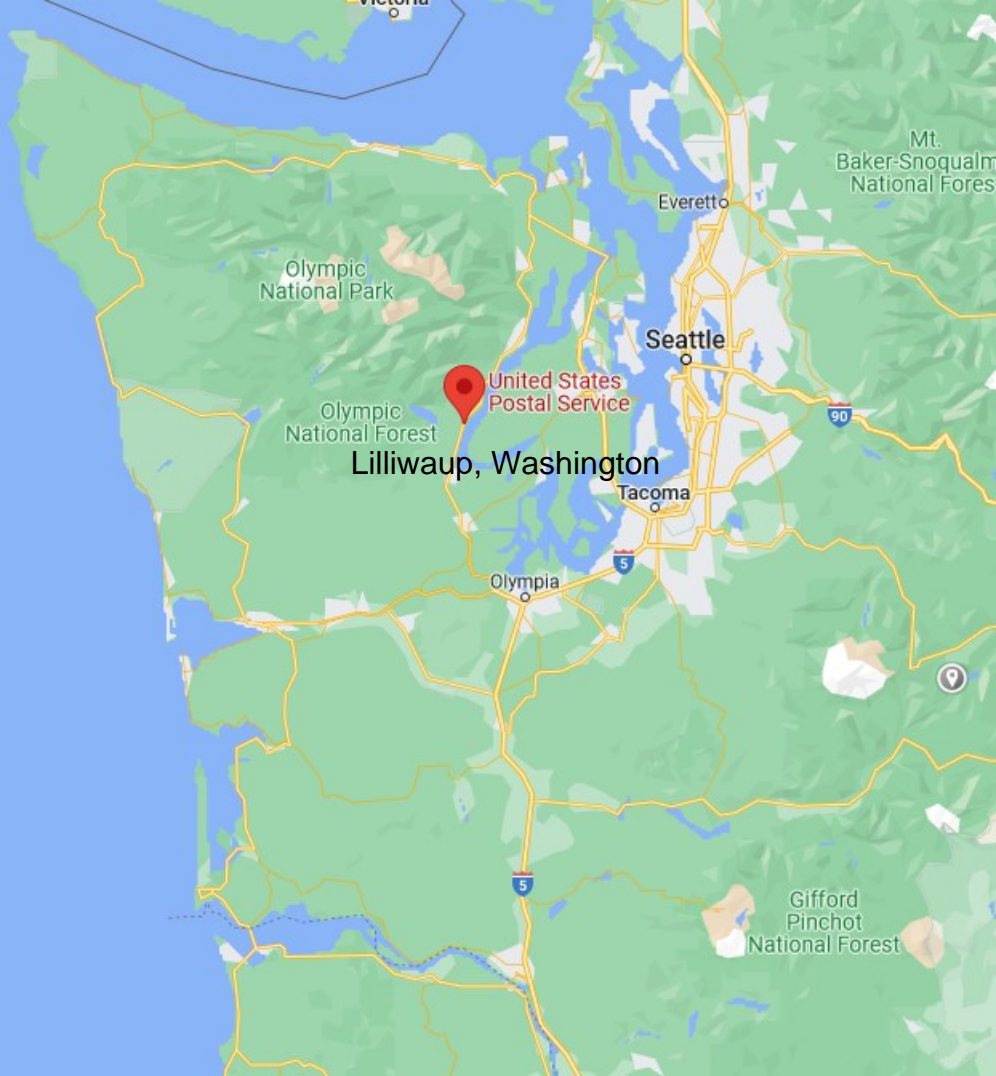
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28612

United States
Post Office





Lilliwaup

Mt.
Baker-Snoqualm
National Forest

Olympic
National Park

Everett

Seattle

United States
Postal Service

Olympic
National Forest

90

Lilliwaup, Washington

Tacoma

Olympia

5

9

Gifford
Pinchot
National Forest

5