

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

POST OFFICE FACT SHEET

Sedley Main Post Office
18050 Johnsons Mill Road
Southampton County
Sedley, Virginia 23878

CURRENT LEASE

FROM: 4/20/19 TO: 4/19/24

RENTAL RATES:

PURCHASE OPTIONS:

| | | | | | | |
|---------------|-------|-------------------|-----------|-----------------------------|------------|-----------------------------|
| CURRENT LEASE | 19-24 | <u>5</u> | YEARS AT: | <u>\$9,000.00</u> | PER ANNUM: | <u>None</u> |
| OPTION | 24-29 | <u>5</u> | YEARS AT: | <u>9,675.00</u> | PER ANNUM: | <u> </u> |
| OPTION: | 29-34 | <u>5</u> | YEARS AT: | <u>10,400.00</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: 1,008 LOTSIZE: 7,208
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: Lessor Maintenance: \$1,008.00 suggested reserve.
INSURANCE PREMIUM PER YEAR: \$525.29 AUSPL Insurance Cost 2022-2023

PROPERTY:

NO TAX CLAUSE: XX ZERO TAX CLAUSE: REIMBURSEMENT PAID:
IF NO TAX CLAUSE, AMOUNT OF TAX OWNER RESPONSIBLE FOR: \$679.08
ROOF CONDITION: Good ROOF REPLACED: Yes IF REPLACED, YEAR ROOF REPLACED: 2012
ROOF TYPE: Flat EXTERIOR: Brick

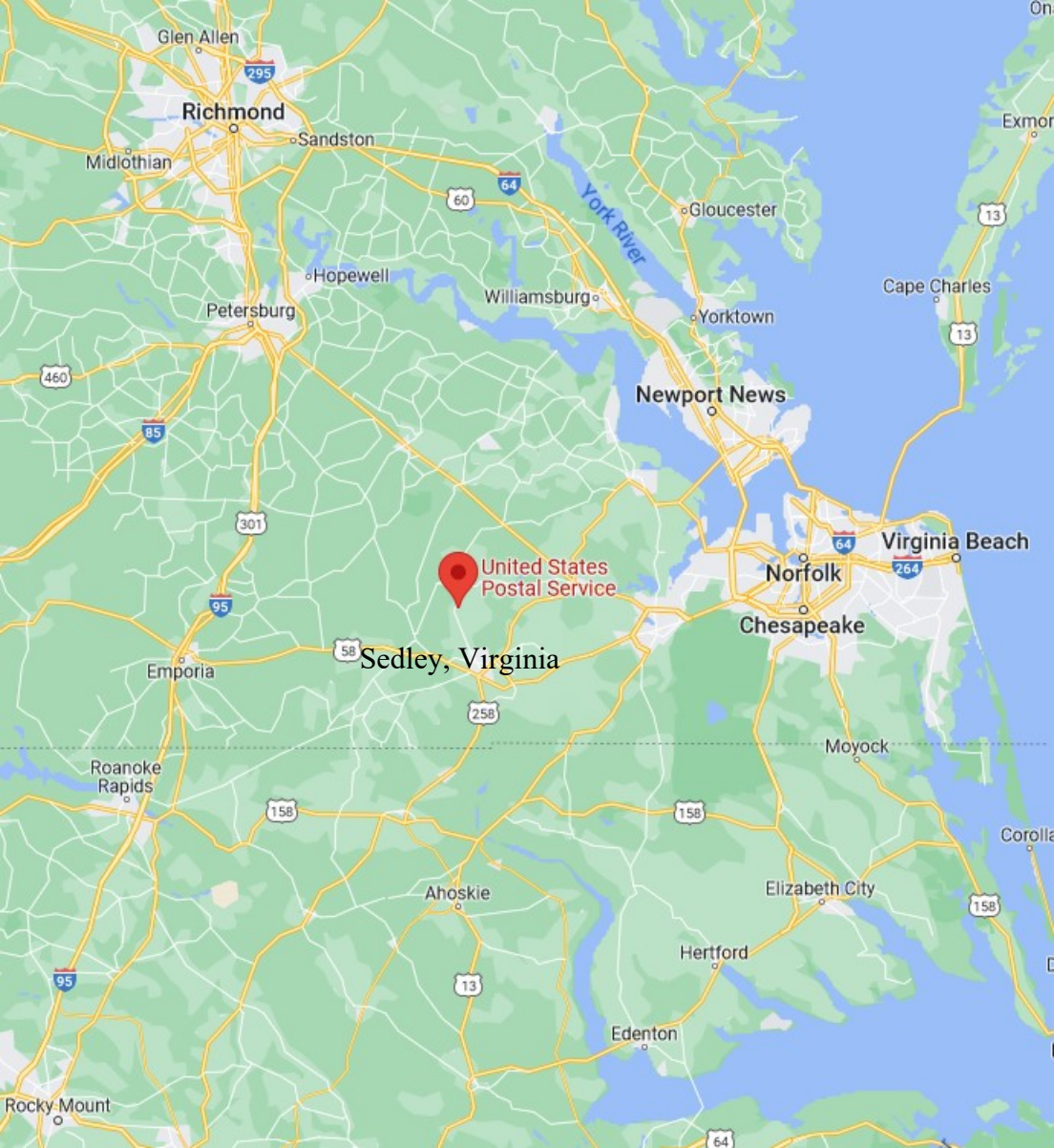
PURCHASE PRICE: \$93,625.00 – 7.25% Cap Rate

PO# (757) 562-7862. Open 8:30-1 & 2-5 M-F. Sat. 8-12. USPS termination w/180 days notice. USPS runs 1 Route. Zip Code population: 1,236. Estimated NOI: \$6,787.64

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.



Sedley, Virginia Main Post Office



Glen Allen

Richmond

Sandston

Midlothian

60

64

York River

Gloucester

13

Hopewell

Williamsburg

Yorktown

Cape Charles

13

460

85

301

Newport News

Petersburg

64

Virginia Beach

Norfolk

264

Chesapeake

United States
Postal Service

Sedley, Virginia

95

58

258

Emporia

Moyock

Roanoke
Rapids

158

158

13

Ahoskie

Elizabeth City

158

Hertford

Edenton

13

64

Rocky Mount