

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

POST OFFICE FACT SHEET

Hazelwood- Bridgeton Branch PO
12255 Natural Bridge Road
St. Louis County
Bridgeton, Missouri 63044

CURRENT LEASE

FROM: 8/6/23 TO: 8/7/28

RENTAL RATES:

PURCHASE OPTIONS:

CURRENT LEASE: 23-28	<u>5</u>	YEARS AT:	<u>\$57,812.00</u>	PER ANNUM:	<u>None</u>
OPTION	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>
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NET INTERIOR SQ. FT: 4m598 LOTSIZE: 37,119
YEAR OCCUPIED: 1964

FINANCING:

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

APPROXIMATE MAINTENANCE COST PER YEAR: Lessor Maintenance: \$4,598.00 suggested reserve.

INSURANCE PREMIUM PER YEAR: 2023-2024 AUSPL Insurance Quote: 3,281.00

PROPERTY TAXES:

NO TAX CLAUSE:	<u>XX</u>	ZERO TAX CLAUSE:	<u> </u>	REIMBURSEMENT PAID:	<u> </u>
IF NO TAX CLAUSE, AMOUNT OF TAX OWNER RESPONSIBLE FOR:				<u>\$13,031.00 – 2023 Tax</u>	
ROOF CONDITION:	<u>Good</u>	ROOF REPLACED:	<u>Yes</u>	IF REPLACED, YEAR ROOF REPLACED: <u>2008</u>	
ROOF TYPE:	<u>Pitched</u>	EXTERIOR:	<u>Brick</u>		

PURCHASE PRICE: \$485,000.00 – 7.61% Cap Rate

PO# (314) 209-1693. Open 9-5 M-F and Sat. 9-2. Zip code
Population: 10,568. USPS termination with 180 days notice. 2
New A/C and 2 new Furnace 8/2022. NOI: \$36,902.00

The information herein has been obtained from sources believed to be reliable. While Avery Postal Group 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.



Hazelwood-Bridgeton Branch P.O.



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BAPS Shri
Swaminarayan Mandir

Bridgeton Police
Department

Bridgeton City Mayor

12255 Natural
Bridge Road

Hazelwood-Bridgeton
Branch Post Office

Selfie Salon

Children's Clothing Store
Novedades Missouri

CARQUEST Auto Parts

Natural Bridge Rd

ATM

Bridgeton Oaks
Shopping Center

Fantas
Cu

Advance Auto Parts



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