

**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**

Dalton Main Post Office  
103 West Main Street  
Ottertail County  
Dalton, Minnesota 56234

CURRENT LEASE

FROM: 5/1/19 TO: 4/30/29

**RENTAL RATES:**

**PURCHASE OPTIONS:**

CURRENT LEASE	19-24	<u>5</u>	YEARS AT:	<u>\$8,400.00</u>	PER ANNUM:	<u>None</u>
OPTION Exercised	24-29	<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>
OPTION:		<u></u>	YEARS AT:	<u></u>	PER ANNUM:	<u></u>

NET INTERIOR SQ. FT: 1,007 LOTSIZE: 3,467  
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: \$1,007.00 suggested  
reserve.

INSURANCE PREMIUM PER YEAR: Owner AUSPL Insurance Quote: \$650.00

**PROPERTY**

NO TAX CLAUSE: XX ZERO TAX CLAUSE:  REIMBURSEMENT PAID:   
IF NO TAX CLAUSE, AMOUNT OF TAX OWNER RESPONSIBLE FOR: \$794.00 owner quote  
ROOF CONDITION: Flat ROOF REPLACED: Yes IF REPLACED, YEAR ROOF REPLACED: ?  
ROOF TYPE: Flat EXTERIOR: Brick

**PURCHASE PRICE:** \$124,900.00 – 7% Cap Rate

PO# (218) 589-8144. Open 7:15-1:15 M-F. Sat. 9-10. Zip Code  
Population: 920. USPS Runs 2 Routes. Estimated NOI\*  
\$8,743.00.

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.



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DALTON, MA



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Fargo

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WISCONSIN

Rochester

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Madison

Rockford

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Des Moines