

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

**POST OFFICE FACT SHEET**

Chula Main Post Office  
 3272 US Highway 41 N.  
 Tift County  
 Chula, Georgia 31733

CURRENT LEASE

FROM: 6/1/22 TO: 5/31/27

**RENTAL RATES:**

**PURCHASE OPTIONS:**

CURRENT LEASE: 22-27	<u>5</u>	YEARS AT:	<u>\$12,000.00</u>	PER ANNUM:	<u>                    </u>
OPTION 27-32	<u>5</u>	YEARS AT:	<u>12,900.00</u>	PER ANNUM:	<u>                    </u>
OPTION: 32-37	<u>5</u>	YEARS AT:	<u>13,997.00</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: 1,200 LOTSIZE: 11,250  
 YEAR OCCUPIED: 1967

**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: \$300.00  
suggested reserve.

INSURANCE PREMIUM PER YEAR: .Owner Insurance Quote: \$581.00

**PROPERTY TAXES:**

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: Flat EXTERIOR: Brick

**PURCHASE PRICE:** \$171,000.00 – 6.50% Cap Rate

PO# (229) 382-9369. Open 8-12 & 1-4:15 M-F. Sat. 8:30-10:30. Zip Code Population: 1,577. USPS runs 1 Route.  
 Estimated NOI: \$11,119.00.

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.



Chula, Georgia Main PO



Atlanta

Athens

Columbia

Augusta

Macon

Charleston

Chula, GA

Savannah

Tallahassee

Jacksonville

Gainesville

Orlando