

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

POST OFFICE FACT SHEET

Paint Rock Main Post Office
3227 US Hwy. 72
Jackson County
Paint Rock, Alabama 35764

CURRENT LEASE

FROM: 11/1/20 TO: 10/31/30

RENTAL RATES:

PURCHASE OPTIONS:

CURRENT LEASE: 25-30	<u>5</u>	YEARS AT:	<u>\$8,586.00</u>	PER ANNUM:	<u>None</u>
OPTION Exercised 25-30	<u>5</u>	YEARS AT:	<u>\$11,050.00</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>
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NET INTERIOR SQ. FT: 1,067 LOTSIZE: 19,013
YEAR OCCUPIED: 1975

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: \$1,067.00 suggested reserve.

INSURANCE PREMIUM PER YEAR: 2024-2025 AUSPL Insurance Quote: \$626.92

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: 2018
ROOF TYPE: Flat EXTERIOR: Brick

PURCHASE PRICE: \$133,655.00 – 7% Cap Rate*

PO# (256) 776-3946. Open 9:30-1:30 M-F. Sat. 8-10:30. Zip
Code Population: 653. NOI starting 11/1/25: \$9,356.08

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.

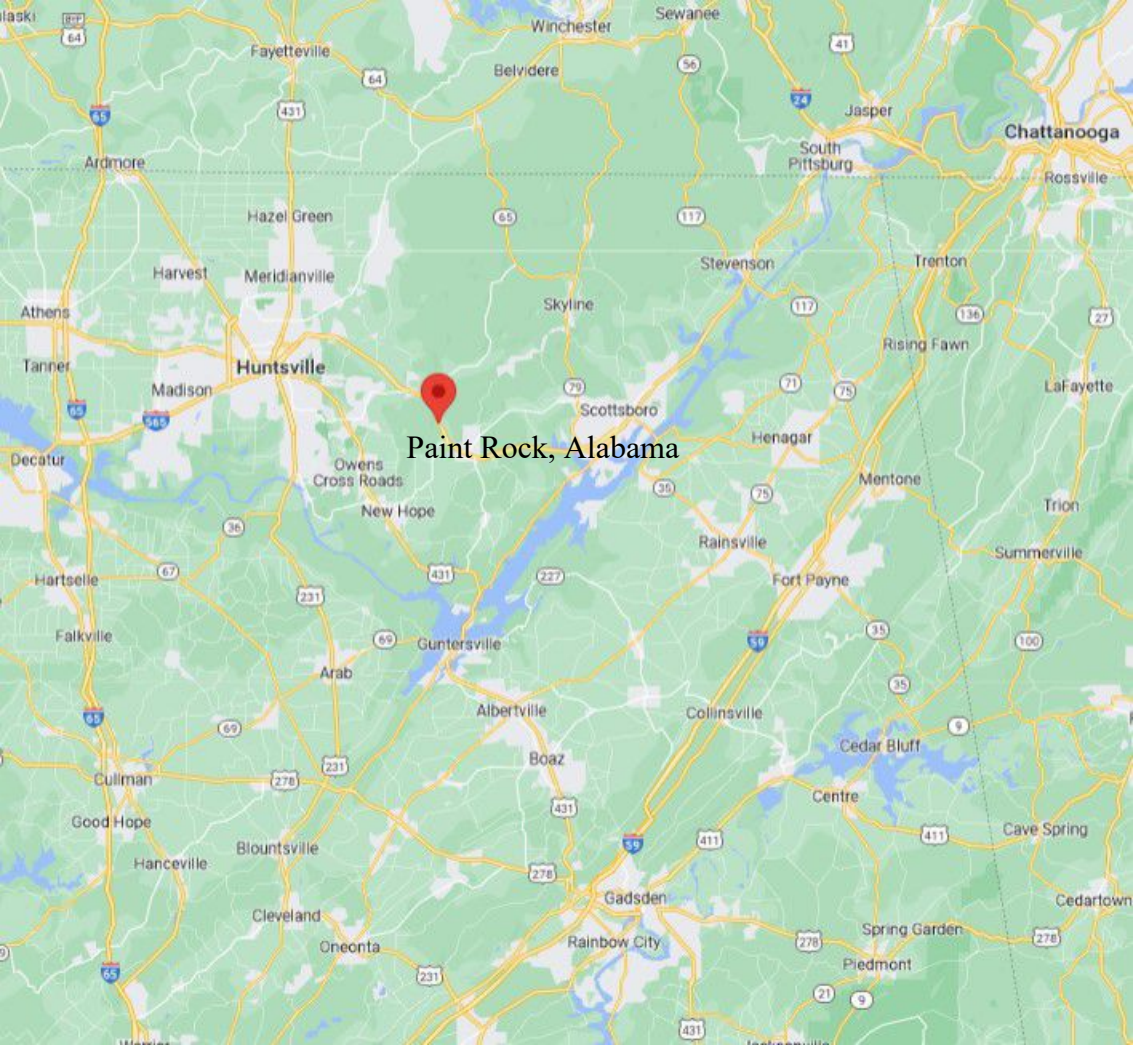


 **UNITED STATES
POST OFFICE**
PAINT ROCK AL 35764



3027





Paint Rock, Alabama