

**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**

Thomasville Main Post Office  
115 Nico Avenue West  
Clarke County  
Thomasville, Alabama 36784

CURRENT LEASE

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

**RENTAL RATES:**

**PURCHASE OPTIONS:**

CURRENT LEASE: 20-25	<u>5</u>	YEARS AT:	<u>\$23,508.00</u>	PER ANNUM:	<u>None</u>
OPTION 25-30	<u>5</u>	YEARS AT:	<u>40,000.00*</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: 3,360 LOTSIZE: 21,090  
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: \$3,360.00 suggested reserve.

INSURANCE PREMIUM PER YEAR: 2024-2025 AUSPL Insurance Quote: \$2,405.83

**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: 2010  
ROOF TYPE: Flat EXTERIOR: Brick

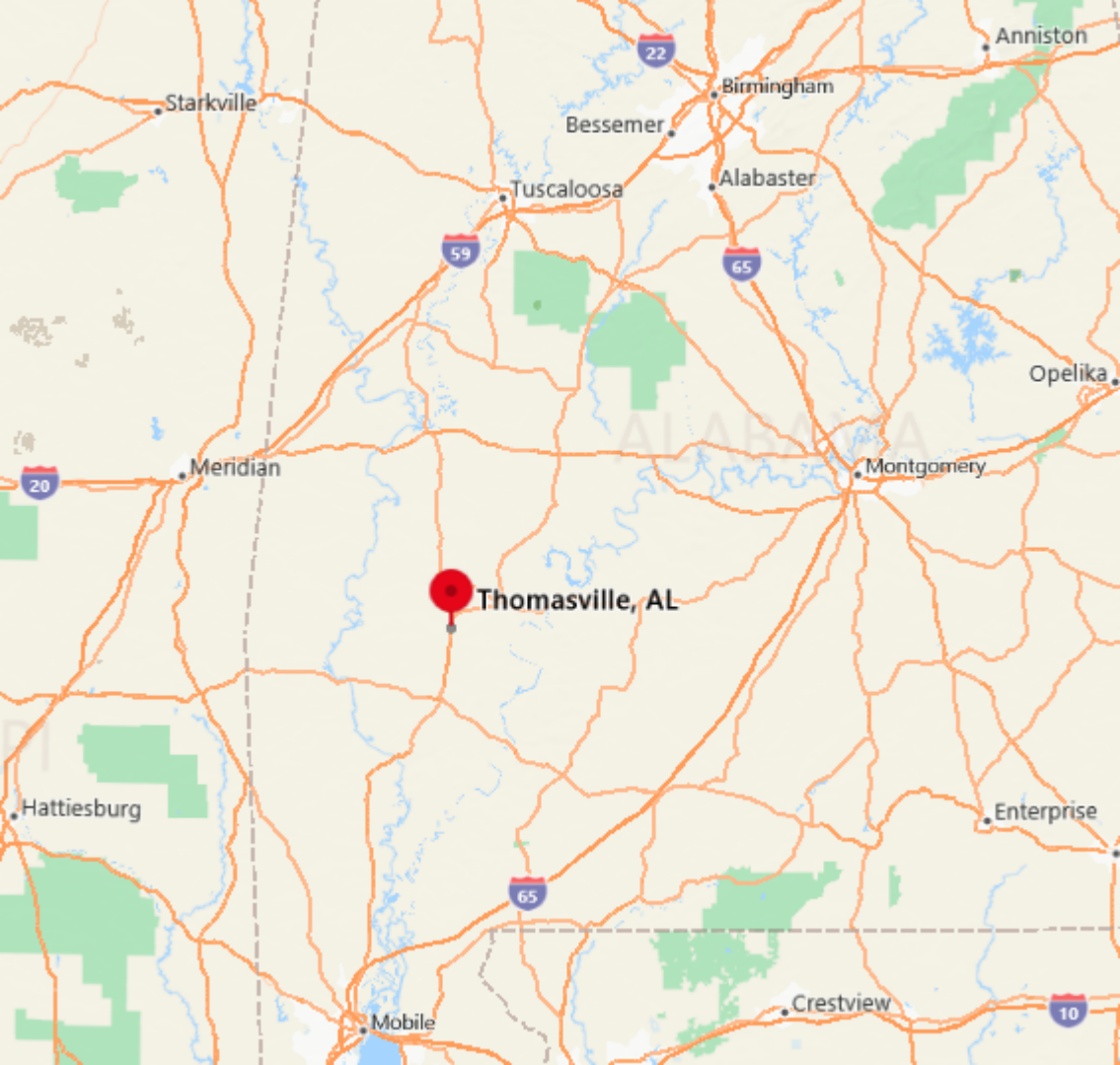
**PURCHASE PRICE:** \$489,000.00 – 7% Cap Rate\*

PO# 334) 636-2204. Open 8:30-4:30 M-F. Sat. 8:30-12. USPS  
runs 6 Routes. Zip Code Population: 6,887. NOI starting  
11/1/25: \$32,234.17

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.

# Thomasville, Alabama Main Post Office





Starkville

Bessemer

Tuscaloosa

Birmingham

Alabaster

Anniston

Meridian

Montgomery

Opelika

**Thomasville, AL**

Hattiesburg

Enterprise

Mobile

Crestview