

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

POST OFFICE FACT SHEET

Atlanta Main Post Office
100 SW Church Street
Logan County
Atlanta, Illinois 61723

CURRENT LEASE

FROM: 1/1/25 TO: 12/31/29

RENTAL RATES:

PURCHASE OPTIONS:

CURRENT LEASE: 25-29	<u>5</u>	YEARS AT:	<u>\$23,774.00</u>	PER ANNUM:	<u>None</u>
OPTION 29-34	<u>5</u>	YEARS AT:	<u>26,151.00</u>	PER ANNUM:	<u> </u>
OPTION: 34-39	<u>5</u>	YEARS AT:	<u>28,766.00</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: 1,792 LOTSIZE: 7,200
YEAR OCCUPIED: 1960

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: \$1,792.00 suggested reserve.
INSURANCE PREMIUM PER YEAR: 2024-2025 AUSPL Insurance Quote: \$1,196.46

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: 2015
ROOF TYPE: Pitched EXTERIOR: Brick

PURCHASE PRICE: \$303,430.00 – 6.85% Cap Rate

PO# (217) 648-2531 Open 9-12:30 and 1:30-4:30 M-F. Sat. 9-11. USPS Runs Two Routes. Zip Code Population: 2,266. NOI: \$20,785.54

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.

Atlanta, Illinois Main Post Office





Atlanta, IL