

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

POST OFFICE FACT SHEET

Blanco Main Post Office
7367 Highway 64
San Juan County
Blanco, New Mexico 87412

CURRENT LEASE

FROM: 11/1/24 TO: 10/31/29

RENTAL RATES:

PURCHASE OPTIONS:

| | | | | | |
|----------------------|-------------------|-----------|-----------------------------|------------|-----------------------------|
| CURRENT LEASE: 24-29 | <u>5</u> | YEARS AT: | <u>\$11,400.00</u> | PER ANNUM: | <u>None</u> |
| OPTION 29-34 | <u>5</u> | YEARS AT: | <u>12,000.00</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: 720 LOTSIZE: 26,753
YEAR OCCUPIED: 1989

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: \$180.00
suggested reserve.

INSURANCE PREMIUM PER YEAR: 2024-2025 AUSPL Insurance Quote: \$628.43

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: 2016
Pitched-
ROOF TYPE: Metal EXTERIOR: Wood

PURCHASE PRICE: \$162,945.00 - 6.5% Cap Firm

PO# (505) 632-8481. Open 10-12 & 1-5 M-F. Sat. 10:30-1. Zip
Code Population: 766. USPS runs 1 Rt. Blanco has an
elementary school in town. NOI: \$10,591.57

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.

Blanco, NM Main PO





Highway 491

Rectangular Strip

os Pos

US Highway 64

Shiprock

Aztec

64

Farmington

371

Bloomfield

44

Highway 44

Blanco, NM

Navajo Nation
Reservation

Sanostee

Newcomb