

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

POST OFFICE FACT SHEET

Falmouth Main Post Office

5935 N. 800 East

Fayette and Rush Counties

Falmouth, Indiana 46127

CURRENT LEASE

FROM: 7/1/22 TO: 6/30/27

RENTAL RATES:

PURCHASE OPTIONS:

CURRENT LEASE:	22-27	<u>5</u>	YEARS AT:	<u>\$8,000.00</u>	PER ANNUM:	<u>None</u>
OPTION	27-32	<u>5</u>	YEARS AT:	<u>8,800.00</u>	PER ANNUM:	<u></u>
OPTION:	32-37	<u>5</u>	YEARS AT:	<u>9,680.00</u>	PER ANNUM:	<u></u>
OPTION:			YEARS AT:	<u></u>	PER ANNUM:	<u></u>
OPTION:			YEARS AT:	<u></u>	PER ANNUM:	<u></u>
OPTION:			YEARS AT:	<u></u>	PER ANNUM:	<u></u>
OPTION:			YEARS AT:	<u></u>	PER ANNUM:	<u></u>

NET INTERIOR SQ. FT: 864 LOTSIZE: 11,865
YEAR OCCUPIED: 1969

FINANCING:

COMPANY:	<u>Call A.P.G.</u>		
FROM:	<u></u>	TO:	<u></u>
AMOUNT BORROWED:	<u></u>	INTEREST RATE:	<u></u>
CURRENT BALANCE:	<u></u>	AS OF:	<u></u>
MONTHLY PAYMENT:	<u></u>	ASSUMABLE?	<u></u>

APPROXIMATE MAINTENANCE COST PER YEAR: USPS Maintenance Rider: \$215.00
suggested reserve.

INSURANCE PREMIUM PER YEAR: 2024-2025 AUSPL Insurance Quote: \$920.17

PROPERTY TAXES:

NO TAX CLAUSE:	<u></u>	ZERO TAX CLAUSE:	<u></u>	REIMBURSEMENT PAID:	<u>XX</u>
IF NO TAX CLAUSE, AMOUNT OF TAX OWNER RESPONSIBLE FOR:	<u>0</u>				
ROOF CONDITION:	<u>Good</u>	ROOF REPLACED:	<u>Yes</u>	IF REPLACED, YEAR ROOF	<u></u>
ROOF TYPE:	<u>Pitched</u>	EXTERIOR:	<u>Brick</u>	REPLACED:	<u>Unknown</u>

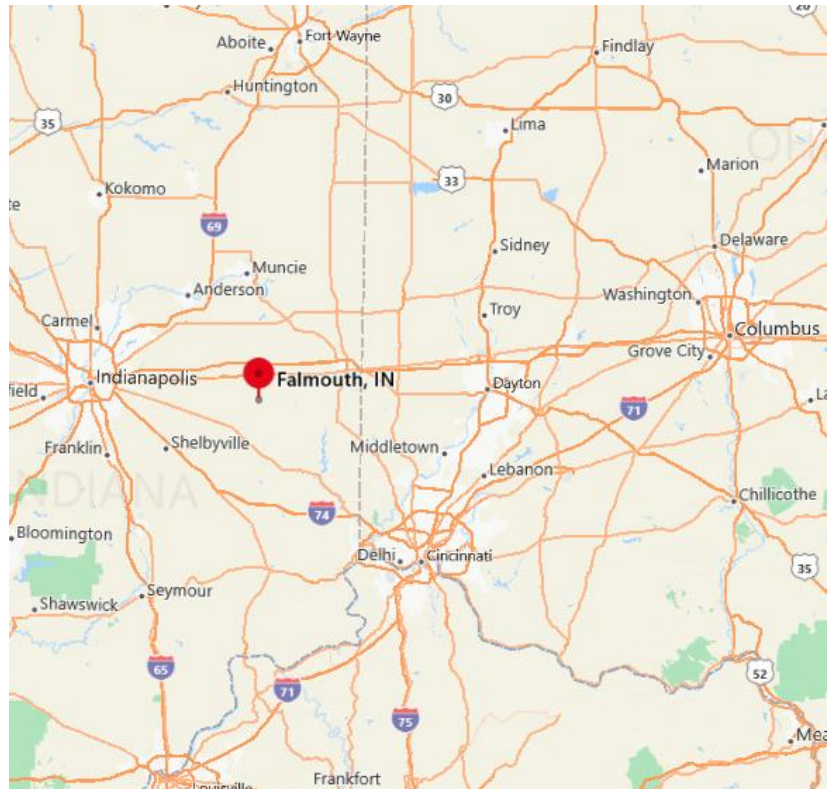
PURCHASE PRICE: \$105,600.00 – 6.5% Cap Rate

PO# (765) 679-5911. Open 8-12 M-F. Sat. 8-10. Next larger
P.O. is 7.4 miles. Zip Code Population: 416. N.O.I. \$6,864.63

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.



Falmouth, Indiana Main Post Office



Falmouth, Indiana Map