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

Two Post Office Package Sale in Indiana and Illinois

Gross Rent	Net Rent	Net Sq. Ft.
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LaPaz, IN. Main PO: \$12,808.44* \$9,844.74 1,014

Holcomb, IL. Main PO: 11,800.00 11,100.00 815

Totals: \$24,608.44 20,944.74 1,829 Net Sq. Ft.

*LaPaz PO: Blended Rent Assuming a 4/1/25 close date

Sale Price: \$268,500.00 = 7.80% Cap Rate

For Additional Information Contact Rhett Agnew via email: Jagnew9276@aol.com

The information herein has been obtained from sources believed to be reliable. While Avery Postal Group & NNN 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.

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105 Courtland Street Marshall County LaPaz, Indiana 46537	POST OFFICE FA	CT SHEET	LaPaz Main F	Post Office			
LaPaz, Indiana 46537			105 Courtland	Street			
LaPaz, Indiana 46537			Marshall Coun	ty			
RENTAL RATES:				-			
RENTAL RATES:							
CURRENT LEASE: 21-26		FROM: <u>2/1/21</u>	то	:1/31/31	<u> </u>		
OPTION 26-31 5 YEARS AT: 13,182.00 PER ANNUM: OPTION: 31-36 5 YEARS AT: 14,500.00 PER ANNUM: OPTION: YEARS AT: PER ANNUM: OPTION: YEARS AT: PER ANNUM: OPTION: YEARS AT: PER ANNUM: OPTION: OPTION: TOT: TOT:	RENTAL RATES:				PURCHASE	OPTIONS:	
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assuming a 4-1-25 close date: \$9,844.74



Avery Postal Group

17905 S.E. 16th Street, Suite A Vancouver, Washington 98683 (425) 985-0255 (425) 224-1615 Fax

POST OFFICE FACT SHEET	Holcomb Main Post Office 105 West Main Street Ogle County Holcomb, Illinois 61043					
CURRENT LEASE FROM: 4/1/2	5 TO: <u>3/31/30</u>					
RENTAL RATES: (rent prior	to 4-1-25 is \$9,700 per year)	PURCHASE OPTIONS:				
· —	YEARS AT: \$11,800.00* YEARS AT: 12,980.00 YEARS AT: 14,280.00 YEARS AT: YEARS AT: YEARS AT: YEARS AT: YEARS AT: 1000000000000000000000000000000000000	PER ANNUM: None PER ANNUM:				
	1905 1905					
FINANCING:						
COMPANY: Call A.P.C FROM: AMOUNT BORROWED: CURRENT BALANCE: MONTHLY PAYMENT:	INTEREST	TO:				
APPROXIMATE MAINTENANCE COST PER YEAR: USPS Maintenance Rider: \$200.00 suggested reserve. INSURANCE PREMIUM PER YEAR: \$500.00 AUSPL Insurance Estmate						
IF NO TAX CLAUSE, AMOUNT OF T	AX OWNER RESPONSIBLE FOR:	REIMBURSEMENT PAID: XX 0 FREPLACED, YEAR ROOF REPLACED: ?				
ROOF TYPE: Pitched EX	RCHASE PRICE: \$130,500.00 -					

PO# (815) 393-4255. Open 1-5 M-F. Sat. 8-11. Zip Code Population: 131. NOI: \$11,100.00*

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