

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.
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

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POST OFFICE FACT SHEET

LaPaz Main Post Office

105 Courtland Street

Marshall County

LaPaz, Indiana 46537

CURRENT LEASE

FROM: 2/1/21 TO: 1/31/31

RENTAL RATES:

PURCHASE OPTIONS:

CURRENT LEASE: 21-26	<u>5</u>	YEARS AT:	<u>\$10,318.00</u>	PER ANNUM:	<u>None</u>
OPTION: 26-31	<u>5</u>	YEARS AT:	<u>13,182.00</u>	PER ANNUM:	<u></u>
OPTION: 31-36	<u>5</u>	YEARS AT:	<u>14,500.00</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: 1,014 LOTSIZE: 7,550
YEAR OCCUPIED: 1968

FINANCING:

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

APPROXIMATE MAINTENANCE COST PER YEAR: Lessor Maintenance Rider: \$1,104
suggested reserve.

INSURANCE PREMIUM PER YEAR: 2024-2025 AUSPL Insurance Quote: \$612.50

PROPERTY TAXES:

NO TAX CLAUSE:	<u>XX</u>	ZERO TAX CLAUSE:	<u></u>	REIMBURSEMENT PAID:	<u></u>
IF NO TAX CLAUSE, AMOUNT OF TAX OWNER RESPONSIBLE FOR:				<u>\$1,337.20</u>	
ROOF CONDITION:	<u>Good</u>	ROOF REPLACED:	<u>Yes</u>	IF REPLACED, YEAR ROOF REPLACED:	<u>Unkown</u>
ROOF TYPE:	<u>Pitched</u>	EXTERIOR:	<u>Brick</u>		

PURCHASE PRICE: Package Price

PO# (574) 784-2432. Open 1-5 M-F. Sat. 9-11. Zip Code
Population: 502. Next larger PO is 5.1 miles. Blended NOI
assuming a 4-1-25 close date: \$9,844.74

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LaPaz, Indiana Main PO



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POST OFFICE FACT SHEET

Holcomb Main Post Office
105 West Main Street
Ogle County
Holcomb, Illinois 61043

CURRENT LEASE

FROM: 4/1/25 TO: 3/31/30

RENTAL RATES:

(rent prior to 4-1-25 is \$9,700 per year)

PURCHASE OPTIONS:

CURRENT LEASE	25-30	<u>5</u>	YEARS AT:	<u>\$11,800.00*</u>	PER ANNUM:	<u>None</u>
OPTION	30-35	<u>5</u>	YEARS AT:	<u>12,980.00</u>	PER ANNUM:	<u></u>
OPTION:	35-40	<u>5</u>	YEARS AT:	<u>14,280.00</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: 815 LOTSIZE: 2,500
YEAR OCCUPIED: 1965

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: \$200.00
suggested reserve.

INSURANCE PREMIUM PER YEAR: \$500.00 AUSPL Insurance Estimate

PROPERTY

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: ?
ROOF TYPE: Pitched EXTERIOR: Brick

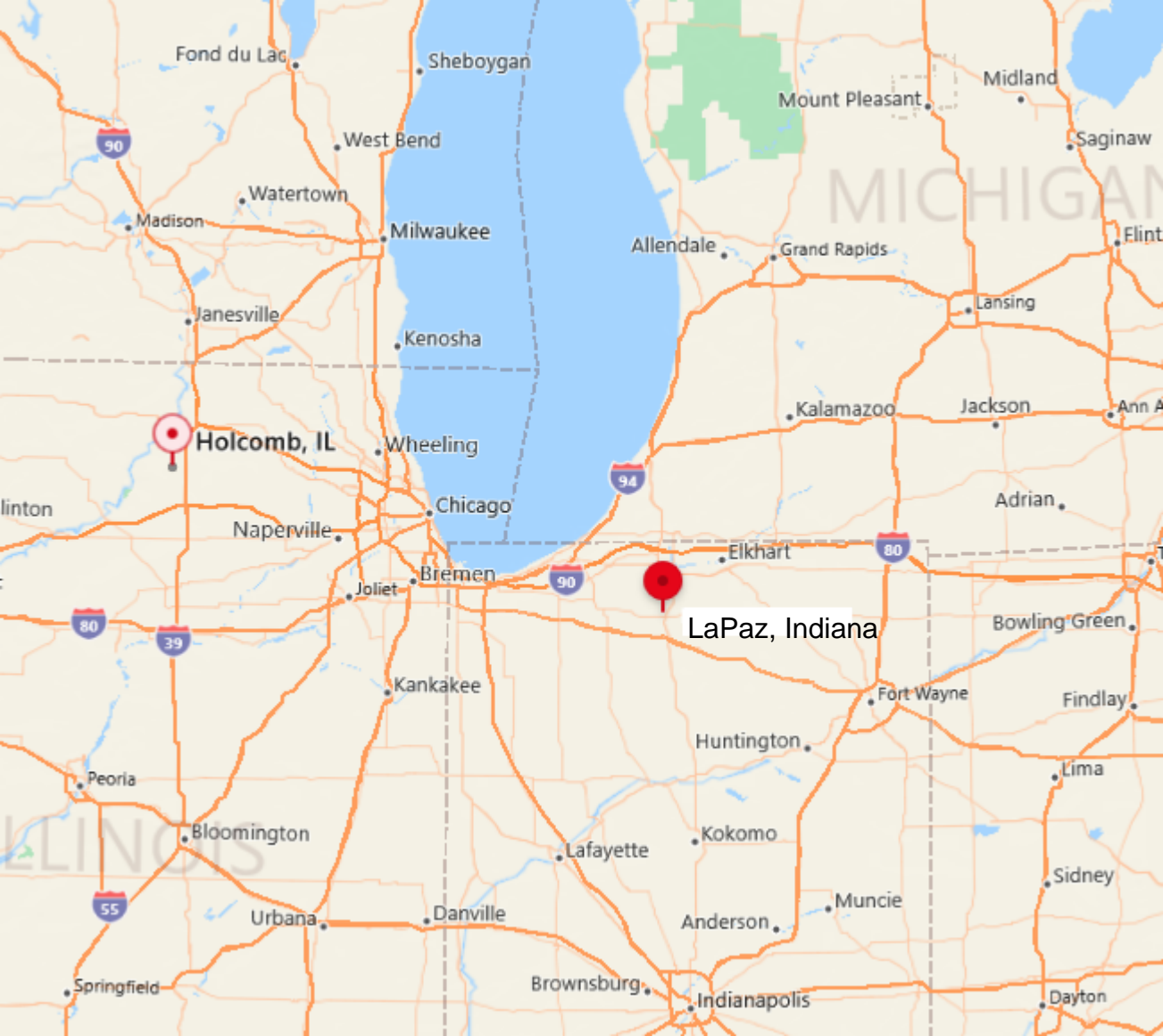
PURCHASE PRICE: \$130,500.00 – 8.5% Firm

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

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Holcomb, Illinois Main PO





Holcomb, IL

LaPaz, Indiana