

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

**POST OFFICE FACT SHEET**

North Florence Station P.O.

121 Edgewood Drive

Lauderdale County

Florence, Alabama 35630

**CURRENT LEASE**

FROM: 12/16/23 TO: 12/15/28

**RENTAL RATES:**

**PURCHASE OPTIONS:**

CURRENT LEASE: 23-28	<u>5</u>	YEARS AT:	<u>\$45,000.00</u>	PER ANNUM:	<u>None</u>
OPTION 28-33	<u>5</u>	YEARS AT:	<u>49,000.00</u>	PER ANNUM:	<u></u>
OPTION: 33-38	<u>5</u>	YEARS AT:	<u>54,000.00</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>

NET INTERIOR SQ. FT: 3,421 LOTSIZE: 12,000  
YEAR OCCUPIED: 1960

**FINANCING:**

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

APPROXIMATE MAINTENANCE COST PER YEAR: USPS Maintenance Rider: \$855.00

Suggested Reserve.

INSURANCE PREMIUM PER YEAR: 2024-2025 AUSPL Insurance Quote: \$2,070.17

**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: 2001  
ROOF TYPE: Flat EXTERIOR: Brick

**PURCHASE PRICE:** \$647,300.00 – 6.5% Cap Rate

PO# (256) 740-6350. Open 8-4:30 M-F. Zip Code Population:  
32,016. NOI: \$42,074.83

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.

Rectangular Snip



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