

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

POST OFFICE FACT SHEET

Streeter Main Post Office
107 Florence Street
Stutsman County
Streeter, North Dakota 54843

CURRENT LEASE

FROM: 1-1-25 TO: 12-31-29

RENTAL RATES:

PURCHASE OPTIONS:

CURRENT LEASE: 25-29	<u>5</u>	YEARS AT:	<u>\$11,850.00</u>	PER ANNUM:	<u>None</u>
OPTION 29-34	<u>5</u>	YEARS AT:	<u>12,443.00</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>
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OPTION:	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>

NET INTERIOR SQ. FT: 1,410 LOTSIZE: 3,464
YEAR OCCUPIED: 1963

FINANCING:

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

APPROXIMATE MAINTENANCE COST PER YEAR: Lessor Maintenance Rider: \$1,410.00
suggested reserve.

INSURANCE PREMIUM PER YEAR: 2024-2025 AUSPL Insurance Quote: \$830.74

PROPERTY TAXES:

NO TAX CLAUSE: XX ZERO TAX CLAUSE: REIMBURSEMENT PAID:
IF NO TAX CLAUSE, AMOUNT OF TAX OWNER RESPONSIBLE FOR: 2024 Tax: \$1,105.29
ROOF CONDITION: Good ROOF REPLACED: Yes IF REPLACED, YEAR ROOF REPLACED: 2018
ROOF TYPE: Pitched EXTERIOR: Vinyle/Stucco

PURCHASE PRICE: \$104,340.00 – 8.15% Cap Rate

PO# (701) 424-3401. Open 8-12 M-F. Sat. 9-10. Zip Code
Population: 340. New Dock and Carpet and Paint 2018. Next
larger PO is 29 miles. 1 Route. NOI: \$8,503.97

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.



Streeter, North Dakota Main Post Office



Marcellus, New York Map