

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

POST OFFICE FACT SHEET

Dewey Station Post Office
376 Lexington Avenue
Monroe County
Rochester, New York 14613

CURRENT LEASE

FROM: 7/1/20 TO: 6/30/30

RENTAL RATES:

PURCHASE OPTIONS:

CURRENT LEASE: 20-25	<u>5</u>	YEARS AT:	<u>\$56,000.00</u>	PER ANNUM:	<u>None</u>
OPTION Exercised 25-30	<u>5</u>	YEARS AT:	<u>62,462.00*</u>	PER ANNUM:	<u></u>
OPTION: 30-35	<u>5</u>	YEARS AT:	<u>68,709.00</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: 4,180 LOTSIZE: 12,400
YEAR OCCUPIED: 1970

FINANCING:

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

APPROXIMATE MAINTENANCE COST PER YEAR: Lessor Maintenance: \$4,180.00 suggested reserve.

INSURANCE PREMIUM PER YEAR: 2024-2025 AUSPL Insurance Quote: \$3,003.00

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: ?
ROOF TYPE: Flat EXTERIOR: Block/brick

PURCHASE PRICE: \$783,000.00 – 7.06% Cap Rate

PO# (585) 458-4500. Open 9-12 & 2-4:30 M-F. Sat. 10-2. No early termination in USPS lease. NOI: \$55,299.00*

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.



Dewey Station Post Office - Rochester, NY

Braddock
Bay Wildlife
Management
Area

