

**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**

New Lisbon Main Post Office  
79 Four Mile Road  
Burlington County  
New Lisbon, New Jersey 08064

CURRENT LEASE

FROM: 9/1/24 TO: 8/31/29

**RENTAL RATES:**

**PURCHASE OPTIONS:**

CURRENT LEASE: 24-29	<u>5</u>	YEARS AT:	<u>\$15,600.00</u>	PER ANNUM:	_____
OPTION	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____

NET INTERIOR SQ. FT: 800 LOTSIZE: 20,000  
YEAR OCCUPIED: 1989

**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: 2024-2025 AUSPL Insurance Estimate: \$500.00

**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: 2007  
ROOF TYPE: \_\_\_\_\_ EXTERIOR: \_\_\_\_\_

**PURCHASE PRICE:** \$249,000.00 - 6% Cap Rate

PO# (609) 894-9272. Open 9:45-1 and 1:30-4:15 M-F. Sat. 8-12. No early lease termination. NOI: \$14,900.00

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.



New Lisbon, NJ



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