

Avery Postal Group
1400 112th Avenue SE, Suite 100
Bellevue, WA 98004
(425) 453-1338
(425) 224-1615 Fax

POST OFFICE FACT SHEET

Tofte Main Post Office
7223 Tofte Park Road
Cook County
Tofte, Minnesota 55615

CURRENT LEASE

FROM: 8-6-98 TO: 8-5-28

RENTAL RATES:

PURCHASE OPTIONS:

CURRENT LEASE: 18-28	<u>10</u>	YEARS AT:	<u>\$23,364.00</u>	PER ANNUM:	<u>2028: \$454,681.00</u>
OPTION:	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>
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NET INTERIOR SQ. FT: 1,062 LOT SIZE: 29,949
YEAR BUILT: 1998 YEAR OCCUPIED: 1998

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: \$1,062.00 suggested reserve.

INSURANCE PREMIUM PER YEAR: 2024-2025 AUSPL Insurance Quote: \$675.29

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: 2022
ROOF TYPE: Pitched EXTERIOR: Vinyl Siding

PURCHASE PRICE: \$298,000.00 - 7.25% Cap Rate

P.O. #(218) 663-7985. 6 HR. Facility. 27 miles to next largest post office.
Zip Code Population 256. Serves a County population of 5,376. No early
termination in USPS lease. NOI: \$21,626.71

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.



Tofte, Minnesota Main Post Office



◆  Tofte, MN 55615, USA