

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

POST OFFICE FACT SHEET

Kingfield Main Post Office
8 Depot Street
Franklin County
Kingfield, Maine 04947

CURRENT LEASE

FROM: 7/1/25 TO: 6/30/30

RENTAL RATES:

PURCHASE OPTIONS:

CURRENT LEASE: 25-30	<u>5</u>	YEARS AT:	<u>\$24,999.00</u>	PER ANNUM:	<u>None</u>
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: 1,505 LOTSIZE: 9,450
YEAR OCCUPIED: 1965

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: \$375.00
suggested reserve.

INSURANCE PREMIUM PER YEAR: 2025-2026 AUSPL Insurance Quote: \$1,043.11

PROPERTY TAXES:

NO TAX CLAUSE: _____ ZERO TAX CLAUSE: _____ REIMBURSEMENT PAID: _____
IF NO TAX CLAUSE, AMOUNT OF TAX OWNER RESPONSIBLE FOR: 0
ROOF CONDITION: Good ROOF REPLACED: Yes IF REPLACED, YEAR ROOF REPLACED: 2006 ROOF TYPE: Pitched
EXTERIOR: Wood

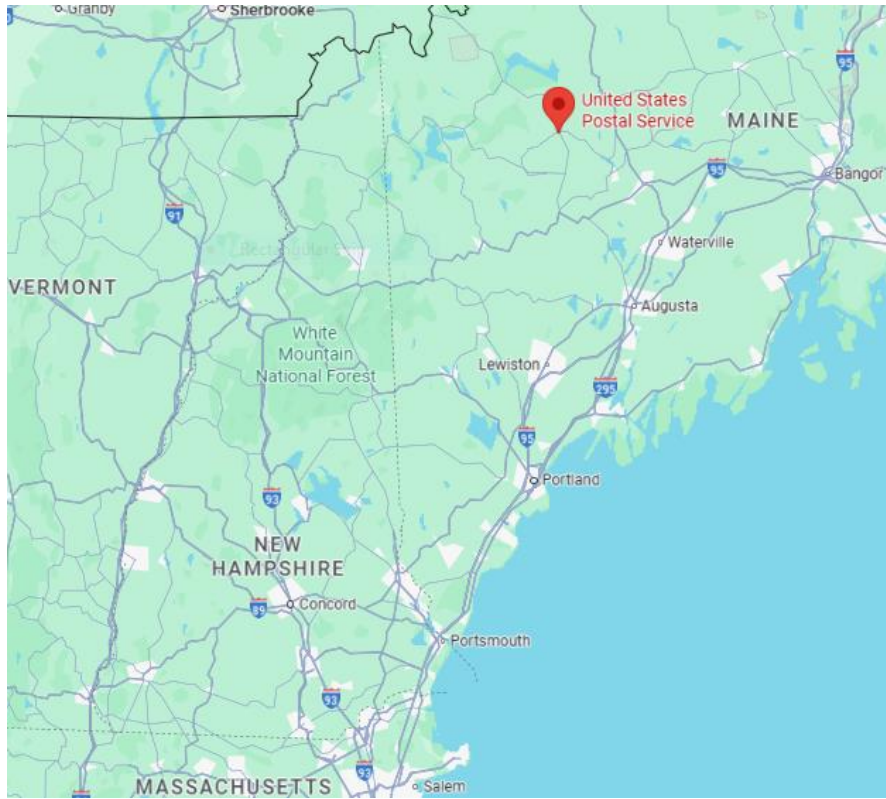
PURCHASE PRICE: \$371,000.00 - 6.35% Cap Rate

PO# (207) 265-4122. Open 7:30-3:45 M-F. Sat. 8-11:45. USPS runs 2 Routes. Zip Code Population: 1,717. Kingfield is known as the gateway to Sugar Loaf Ski Area. NOI: \$23,580. 89

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.



Kingfield, Maine Main Post Office



Kingfield, Maine Map