

**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**

Westview Station Post Office  
800 Wooded Acres Drive  
McLennan County  
Waco, Texas 76710

CURRENT LEASE

FROM: 6/1/25 TO: 5/31/30

**RENTAL RATES:**

**PURCHASE OPTIONS:**

CURRENT LEASE: 25-30	<u>5</u>	YEARS AT:	<u>\$132,188.00</u>	PER ANNUM:	<u>                    </u>
OPTION 30-35	<u>5</u>	YEARS AT:	<u>145,107.00</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>
OPTION:	<u>          </u>	YEARS AT:	<u>                    </u>	PER ANNUM:	<u>                    </u>

NET INTERIOR SQ. FT: 9,834 LOTSIZE: 72,989  
YEAR OCCUPIED: 1970

**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: \$9,834.00 suggested reserve.  
INSURANCE PREMIUM PER YEAR: Owner AUSPL Insurance Quote: \$8,774.60

**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: Brick

**PURCHASE PRICE:** \$1,606,500.00 - 7% Cap Rate

PO# (254) 751-7479. Full time facility! Open 8:30-5 M-F. Zip  
Code Population: 24,874. Guranteed Lease term to 2030.  
Estimated NOI: \$112,455.00

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.



Westview Station Post Office

# CITY OVERVIEW

USPS // Waco, TX





Oklahoma City

ARKANSAS

Wichita Falls

Fort Worth

Dallas

Abilene

Tyler

Shreveport

Waco, TX

TEXAS

Killeen

College Station

Austin

LOUISIANA  
Lafayette

Houston

San Antonio

Coahuila

Corpus Christi