

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

3 South Dakota PO Package Sale

	Net Sq. Ft.	Gross Rent	Net Rent
Marvin, South Dakota Main PO:	859	\$7,126.00	\$4,802.33
South Shore, South Dakota Main PO:	920	6,395.00	4,084.80
Waubay, South Dakota Main PO:	1,475	13,445.00	9,847.39
Totals:	3,254 Net Sq. Ft.	\$26,966.00	\$18,734.52

Sale Price: \$197,000.00 – 9.50% Cap Rate

Contact Rhett Agnew via email: Jagnew9276@aol.com

The information herein has been obtained from sources believed to be reliable. While Avery Postal Group & NNN 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.

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POST OFFICE FACT SHEET

Marvin Main Post Office
101 East Division Street
Grant County
Marvin, South Dakota 57251

CURRENT LEASE

FROM: 1/10/25 TO: 12/31/29

RENTAL RATES:

PURCHASE OPTIONS:

CURRENT LEASE: 25-29	<u>5</u>	YEARS AT:	<u>\$7,126.00</u>	PER ANNUM:	<u>None</u>
OPTION 30-35	<u>5</u>	YEARS AT:	<u>7,482.00</u>	PER ANNUM:	<u> </u>
OPTION: 40-45	<u>5</u>	YEARS AT:	<u>7,856.00</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: 1,475 LOTSIZE: 1,950
YEAR OCCUPIED: 1962

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: \$1,475.00 suggested reserve.

INSURANCE PREMIUM PER YEAR: 2025-2026 AUSPL Insurance Quote: \$568.41

PROPERTY TAXES:

NO TAX CLAUSE: XX ZERO TAX CLAUSE: REIMBURSEMENT PAID:
IF NO TAX CLAUSE, AMOUNT OF TAX OWNER RESPONSIBLE FOR: \$896.26
ROOF CONDITION: Good ROOF REPLACED: Yes IF REPLACED, YEAR ROOF REPLACED: 2024
ROOF TYPE: Flat EXTERIOR: Brick

PURCHASE PRICE: Package Price

PO# (605) 398-6163. Open 12:45-2:45 M-Sat. Zip code
Population: 198. Next larger PO is 6.8 mi.in Summit and is
1,046 net sq. ft. 30 day termination in lease. NOI: \$4,802.33

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POST OFFICE FACT SHEET

South Shore Main Post Office
105 North Main Street
Codyington County
South Shore, South Dakota 57263

CURRENT LEASE

FROM: 9/1/25 TO: 8/31/30

RENTAL RATES:

PURCHASE OPTIONS:

CURRENT LEASE: 25-30	<u>5</u>	YEARS AT:	<u>\$6,395.00</u>	PER ANNUM:	<u>None</u>
OPTION 30-35	<u>5</u>	YEARS AT:	<u>6,714.00</u>	PER ANNUM:	<u> </u>
OPTION: 35-40	<u>5</u>	YEARS AT:	<u>7,049.00</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: 920 LOTSIZE: 1,400
YEAR OCCUPIED: 1975

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: \$920 Suggested Reserve.

INSURANCE PREMIUM PER YEAR: 2025-2026 AUSPL Insurance Quote: \$604.44

PROPERTY TAXES:

NO TAX CLAUSE: XX ZERO TAX CLAUSE: REIMBURSEMENT PAID:
IF NO TAX CLAUSE, AMOUNT OF TAX OWNER RESPONSIBLE FOR: \$305.76 Owner Quote
ROOF CONDITION: ROOF REPLACED: IF REPLACED, YEAR ROOF REPLACED:
ROOF TYPE: EXTERIOR:

PURCHASE PRICE: Package Price

PO# (605) 756-4111. Open 7-11 M-F and 7-9 Sat. Zip Code
Pop: 434. USPS runs 1 Route. 180 Termination in Lease. Next
larger PO is 10.1 mi. in Stroudburg, SD. N.O.I. \$4,084.80

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South Shore, South Dakota Main Post Office

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POST OFFICE FACT SHEET

Waubay Main Post Office
105 North Main Street
Day County
Waubay, South Dakota 57273

CURRENT LEASE

FROM: 5/1/21 TO: 4/30/31

RENTAL RATES:

PURCHASE OPTIONS:

CURRENT LEASE: 21-26	<u>5</u>	YEARS AT:	<u>\$12,449.00</u>	PER ANNUM:	<u>None</u>
OPTION Exercised 26-31	<u>5</u>	YEARS AT:	<u>13,445.00*</u>	PER ANNUM:	<u></u>
OPTION: 31-36	<u>5</u>	YEARS AT:	<u>14,521.00</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: 859 LOTSIZE: 3,910
YEAR OCCUPIED: 1961

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: \$859.00 suggested reserve.

INSURANCE PREMIUM PER YEAR: 2025-2026 AUSPL Insurance Quote:

PROPERTY TAXES:

NO TAX CLAUSE: XX ZERO TAX CLAUSE: REIMBURSEMENT PAID:
IF NO TAX CLAUSE, AMOUNT OF TAX OWNER RESPONSIBLE FOR: \$962.80
ROOF CONDITION: Flat ROOF REPLACED: Yes IF REPLACED, YEAR ROOF REPLACED: ?
ROOF TYPE: Flat EXTERIOR: Brick

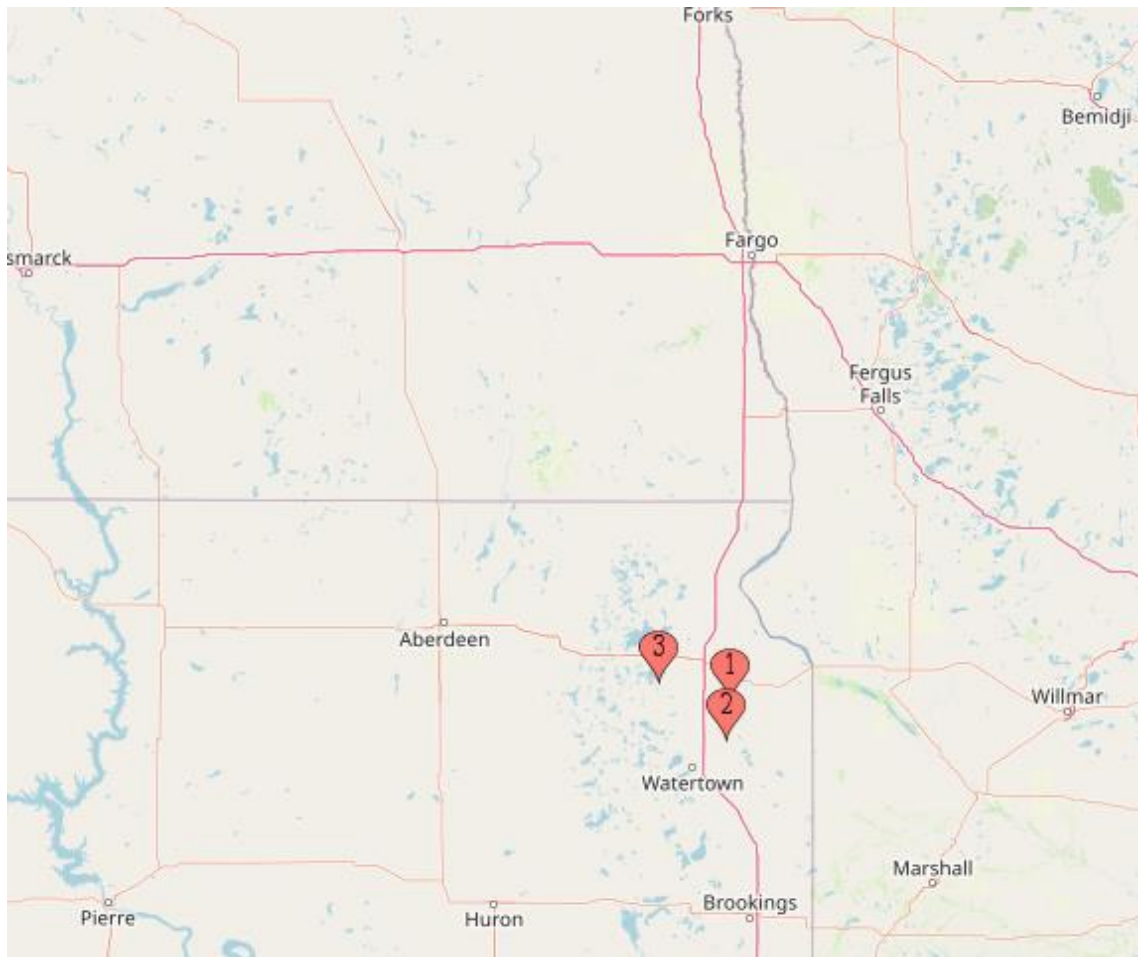
PURCHASE PRICE: Package Price

PO# (605) 947-4262. Open 7:30-11:30 and 12-2 M-F. Sat.
9:15-10. Zip Code Population: 1.,256. USPS Runs 2 Rts. 180
Day Termination in Lease. NOI: \$9,847.39*

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Waubay, South Dakota Main Post Office



Marvin, South Shore and Waubay, South Dakota