

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

Two Kansas Post Office Package Sale

	Net Sq. Ft.	Gross Annual Rent	Net Annual Rent
Montezuma Main Post Office:	1,206	\$14,500.00	\$13,385.48
Rolla Main Post Office:	1,196	12,000.00	10,900.93
Totals:	2,402 Net Sq. Ft.	\$26,500.00	\$24,296.41

Package Sale Price: \$408,000.00 – 5.95% Cap Rate

Rent Per Net Foot: \$11.03 – Upside potential in rent on next lease renewal.

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

Montezuma Main Post Office
207 North Aztec Street
Gray County
Montezuma, Kansas 67867

CURRENT LEASE

FROM: 4/1/26 TO: 3/31/31

RENTAL RATES:

PURCHASE OPTIONS:

CURRENT LEASE: 26-31	<u>5</u>	YEARS AT:	<u>\$14,500.00</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: 1,206 LOTSIZE: 6,200
YEAR OCCUPIED: 1961

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: \$300.00
suggested reserve.

INSURANCE PREMIUM PER YEAR: AUSPL Insurance Quote 2025-2026: \$814.52

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: Package Price

PO# (877) 854-5271. Open 8:30-11 & 12:45-4 M-F. Sat. 8:30-10:30. Zip Code Population: 1,591. Next larger PO is 16.1 miles. USPS runs two routes. N.O.I. \$13,385.48

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Montezuma, Kansas Main Post Office

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POST OFFICE FACT SHEET

Rolla Main Post Office
301 South Washington Street
Morton County
Rolla, Kansas 67954

CURRENT LEASE

FROM: 4/1/26 TO: 3/31/31

RENTAL RATES:

PURCHASE OPTIONS:

CURRENT LEASE: 26-31	<u>5</u>	YEARS AT:	<u>\$12,000.00</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: 1,196 LOTSIZE: 3,250
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: USPS Maintenance Rider: \$300.00
suggested reserve.

INSURANCE PREMIUM PER YEAR: AUSPL Insurance Quote 2025-2026: \$799.07

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

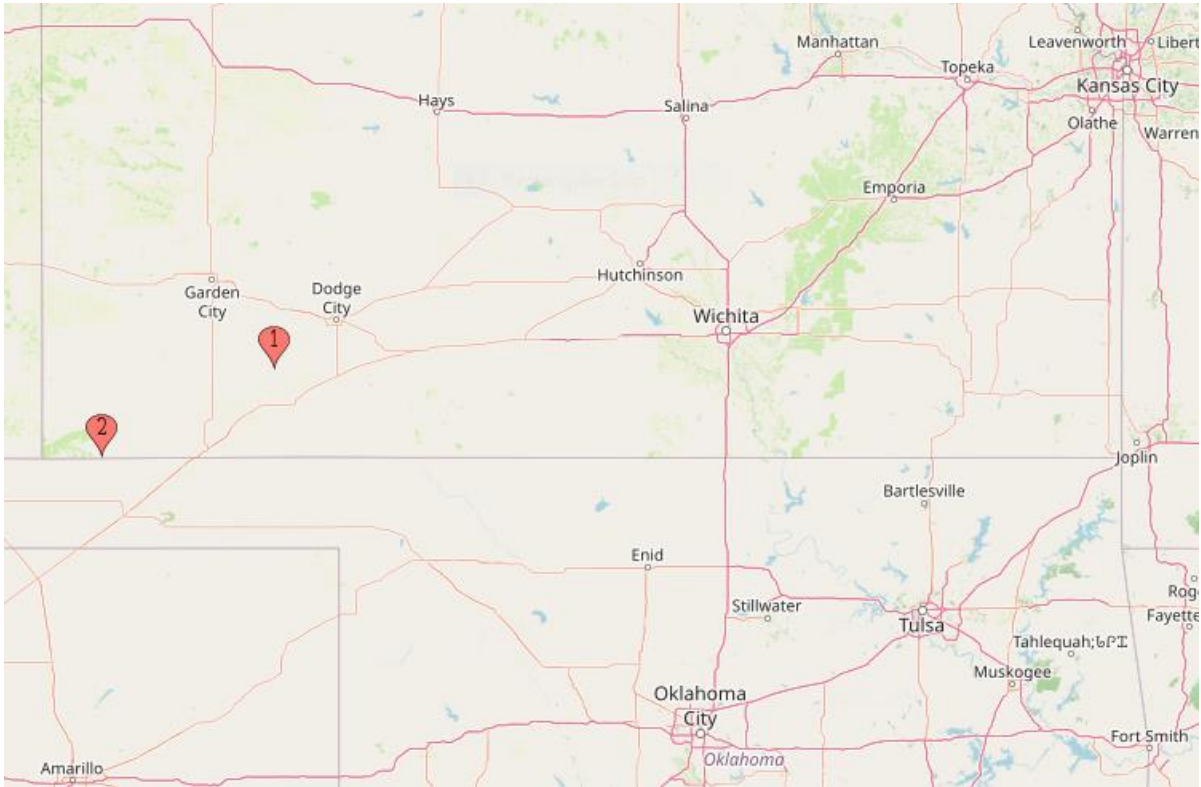
PURCHASE PRICE: Package Price

PO# (620) 593-4483. Open 8:30-12:30 & 1:30-3:30 M-F. Sat.
9-10:30. Next larger P.O. is 16.1 miles. Zip Code Population:
549. USPS runs two routes. NOI: \$10,900.93

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Rolla, Kansas Main Post Office



1) Montezuma, Kansas Main Post Office. 2) Rolla, Kansas Main Post Office