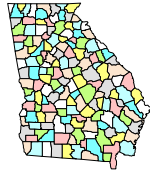




**U.S. POST OFFICE  
Ochlocknee, GA  
Thomas County 31773**



The town, population 610, was named for a river flowing through Thomas County. The county seat—Thomasville (11 miles southeast)—was a popular, turn-of-the-century winter resort for wealthy northern families. Consequently, many of these estates are now on the National Register of Historic Places. Located just west of I-19 and north of I-84, and 40 miles northeast of Tallahassee, FL.

<b>Price</b>	<b>\$455,250.00*</b>
Rate of Return (cap rate)	7.19%
Built	2001
Building Size	2,540 sq. ft.
Land Area	57,281 sq. ft.
Lease	6/15/2001 thru 6/14/2021

<b>GROSS RENT</b>	<b>\$34,838.00</b>
Insurance	\$454.00** (estimated)
Taxes (reimbursed)	--0--***
Maintenance (at \$.65 sq ft)	\$1,651.00 (estimated)****
<b>ESTIMATED NOI</b>	<b>\$32,733.00</b>

Renewal Options	4 @ 5 years each	
1 <sup>st</sup> renewal \$36,928.28	2 <sup>nd</sup> renewal	\$39,143.98
3 <sup>rd</sup> " \$43,885.85	4 <sup>th</sup> "	\$47,396.71
Purchase Options:	Yes	
End of 5 years \$421,540	End of 10 years	\$463,964
End of 15 years \$510,064	End of 20 years	\$561,070
End of 25 years \$673,500	End of 30 years	\$754,079

\*Provided all repairs are made

\*\*Insurance rate calculated on base premium per Association of United Post Office Lessors (AUSPL) program

**GENERAL EXPENSE & MAINTENANCE**

- LESSOR responsible for insurance \*\*
- USPS reimburses all real estate taxes\*\*\*
- LESSOR responsible for maintenance\*\*\*\*

*Note: this property information has been provided by the seller and may be subject to errors, omissions; Post Office Realty makes no warranties as to its completeness or accuracy. It is critical for you and your attorney to review the lease before you enter into the earnest money contract.*

(3/24/06)