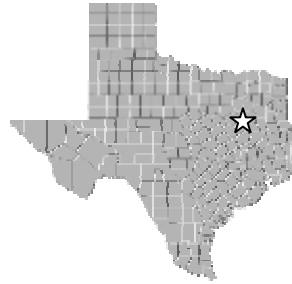




**U.S. POST OFFICE  
ALBA, TEXAS  
211 W. Holley**



Population 430; located 60 miles east of Dallas in Wood County which experienced 36.10% increase in population since 1990. Economy of Rains County is oil, tourism, agribusiness and some manufacturing.

Price	\$361,500.00
Rate of Return (cap rate)	7.50%
Construction Completed	1997
Building Size	2,957 sq. ft.
Land Area	50,146 sq. ft.
Lease	8/22/1997 thru 8/21/2012

<b>GROSS RENT</b>	<b>\$29,000.00</b>
Insurance	\$420.29*
Taxes	\$0.00**
Maintenance .50@ft.	\$1,478.50
<b>ESTIMATED NOI</b>	<b>\$27,101.21</b>

Renewal Options 3 @ 5YRS Each	\$37,400 First Option
Option to Purchase	Yes

**GENERAL EXPENSE & MAINTENANCE**

- USPS reimburses all real estate taxes\*\*
- LESSOR responsible for maintenance (See Lease for Details)
- LESSOR responsible for insurance (See Lease for Details)
- USPS pays utilities, janitorial and grounds keeping

\*Insurance rate per Association of United States Post Office Lessors (AUSPL) program

*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.*

8/27/2002