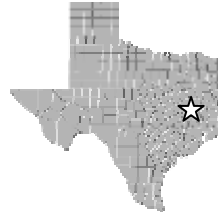




U.S. POST OFFICE Corrigan, Texas



Price	\$436,000.00
Cap Rate	7.6%
Construction Completed	1998
Building Size	2,977 sq. ft.
Land Area	36,064 sq. ft.
Lease Terms	2/2/1998 thru 2/1/2013

GROSS RENT	\$35,200.00
Insurance	\$570.00* estimated
Taxes	\$0.00**
Maintenance .50@ft.	<u>\$1,488.50***</u> estimated
ESTIMATED NOI	\$33,141.50

Renewal Options	3 @ 5 yrs	\$42,240 1 st renewal option \$50,688 2 nd renewal option \$60,825 3 rd renewal option
Purchase Options:		
End of 10 yrs. - \$375,000		End of 20 yrs. - \$395,000
End of 15 yrs. - \$385,000		End of 25 yrs. - \$400,000
		End of 30 yrs. - \$425,000

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

GENERAL EXPENSE AND MAINTENANCE INFORMATION

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

***Maintenance is estimated at an average of \$.50 @ foot. Actual expenses may differ throughout the life of the lease.

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.
10/13/2003