



U.S. POST OFFICE
Del Valle, Texas
2883 B. Bastrop Hwy.

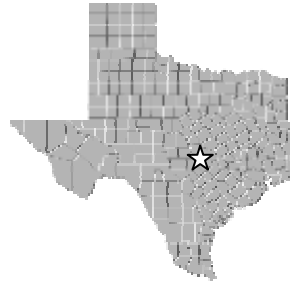


Table with 2 columns: Property Detail and Value. Includes Price (\$536,500.00), Rate of Return (7.26%), Construction Completed (1984), Building Size (4,440 sq. ft.), Land Area (43,560 sq. ft.), and Lease terms.

\*Figures based on gross rent for 1st renewal option\*

CURRENT RENT \$35,520 until 2/29/2004

Table with 2 columns: Expense Category and Amount. Includes GROSS RENT (\$39,900.00), Insurance (\$670.34\*), Taxes (\$0.00\*\*), Maintenance (\$300.00\*\*\*), and ESTIMATED NOI (\$38,929.66).

Renewal Options 3 @ 5YRS Each

USPS has renegotiated and exercised the first renewal option – 1st at \$39,900 3/1/2004 thru 2/28/2009 and has renegotiated but has not exercised the 2nd option \$44,900 3/1/2009 thru 2/28/2014.

Option to Purchase No

GENERAL EXPENSE & MAINTENANCE

- USPS reimburses all real estate taxes\*\*
USPS responsible for maintenance except for Roof & Structure (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 Revised 9/12/2003