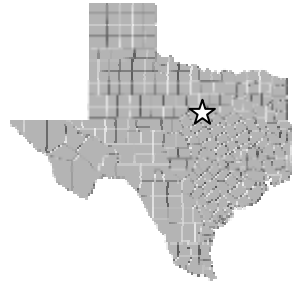




U.S. POST OFFICE Ft. Worth, Texas Saginaw Branch



| | |
|---------------------------|-------------------------|
| Price | \$165,779.00 |
| Rate of Return (cap rate) | 8.5% |
| Construction Completed | 1962 |
| Building Size | 2,671 sq. ft. |
| Land Area | 18,800 sq. ft. |
| Lease | 4/1/2002 thru 3/31/2007 |

| | |
|----------------------|------------------------|
| GROSS RENT | \$16,500.00 |
| Insurance | \$406.00* (estimated) |
| Taxes | \$0.00** |
| Maintenance .75@ft. | \$2,003.00 (estimated) |
| ESTIMATED NOI | \$14,091.00 |

Renewal Options 2@ 5YRS Each \$18,204 2nd Renewal

Option to Purchase NO

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 estimate calculated on base premium 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. Owner has been in the property 3 or 4 times in the lobby area and the back area only once.

10/8/2003