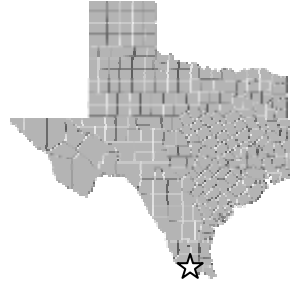




# U.S. POST OFFICE

## La Grulla, Texas

FM 2360



Price	\$410,000.00
Cap Rate	7.4%
Construction Completed	1998
Building Size	2,957 sq. ft.
Land Area	50,423 sq. ft.
Lease	9/16/1998 thru 9/15/2013

<b>GROSS RENT</b>	<b>\$32,468.00</b>
Insurance	\$668.00 (estimated)*
Taxes	\$0.00**
Maintenance	\$1,478.50***
<b>ESTIMATED NOI</b>	<b>\$30,321.50</b>

Rent Renewal Options: 3 @ 5 years each	\$44,710 1 <sup>st</sup> renewal
	\$51,452 2 <sup>nd</sup> renewal
	\$58,194 3 <sup>rd</sup> renewal

Option to Purchase:	YES
\$545,000 End of 5yrs.	\$565,000 End of 10yrs.
\$578,000 End of 15yrs.	\$610,000 End of 20yrs.
\$645,000 End of 25yrs.	\$685,000 End of 30yrs.

#### GENERAL EXPENSE & MAINTENANCE

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

\*Insurance rate 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.*

12/3/2003