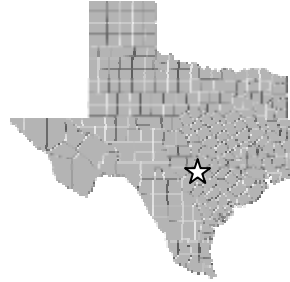




**U.S. POST OFFICE
Los Jardines Station
5555 San Fernando St.
San Antonio, Texas**



Will Rogers had described San Antonio as "one of America's four unique cities." From a little Texas pueblo founded by Spanish missionaries in the late 1700s, San Antonio has grown into one of the country's major metropolitan centers, the eighth largest city in the United States and the second largest city in Texas.

Price		\$275,000
Construction Completed		1966
Building Size		4,810 sq. ft.
Land Area		27,550 sq. ft.
Lease		05/01/01-04/30/11
GROSS RENT	05/01/01-04/30/06	\$19,200.00
	05/01/06-04/30/11	\$22,000.00
Insurance		\$765.00*
Taxes		\$ 0.00**
Maintenance (Roof & Structure Reserve)		\$ 800.00 (estimated)
Renewal Options		none
Purchase Options		no

GENERAL EXPENSE & MAINTENANCE

- USPS reimburses all real estate taxes**
- USPS responsible for maintenance
- LESSOR responsible for insurance

*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.

9/22/2004 Revised