



U.S. POST OFFICE Rio Vista, TX



Price	424,000.00
Rate of Return (cap rate)	7.01%
Construction Completed	1998
Building Size	2,957 sq. ft.
Land Area	81,600 sq. ft.
Lease	3/14/1998 thru 3/13/2013

GROSS RENT	\$32,000.00
Insurance	\$780.00*
Taxes	\$0.00**
Maintenance @ .50 sq. ft.	\$1,478.50***Estimated
ESTIMATED NOI	\$29,741.50

Renewal Options	3 @ 5 yrs.	\$48,000 1 st Renewal
		\$60,000 2 nd Renewal
		\$75,000 3 rd Renewal

Option to Purchase	Yes
End of 5 yrs. - \$440,000	End of 10 yrs. - \$550,000
End of 15 yrs. - \$687,500	End of 20 yrs. - \$860,000
End of 25 yrs. - \$1,074,000	End of 30 yrs. - \$1,340,000

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 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 8/29/2003