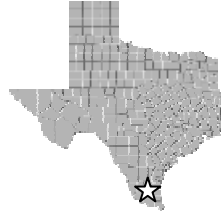




# U.S. POST OFFICE SAN BENITO, TEXAS



Located between Harlingen and Brownsville, Texas on U. S. Highway 77.

Price	\$1,600,000 FIRM
Cap Rate	7.13%
Construction Completed	March 2002
Building Size	10,500 sq. ft.
Land Area	96,600 sq. ft.
Building Description	Brick w/ Composition Roof
Lease Terms	3/26/2002 thru 3/25/2022

Renewal Options	2 @ 5 yrs each	\$139,000 First option
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<b>GROSS RENT</b>	<b>\$123,000.00</b>
Insurance	\$3,675*
Taxes	\$0.00**
Maintenance .50@ft.	<u>\$5250.00</u> estimated
<b>ESTIMATED NOI</b>	<b>\$114,075.00</b>

### **GENERAL EXPENSE AND MAINTENANCE INFORMATION**

- ◆ USPS responsible for taxes and utilities (See Lease for Details)
- ◆ Lessor responsible for insurance and maintenance (See Lease for Details)
- ◆ USPS purchase option at \$1,600,000 at 5 year intervals

\*Insurance rate per Association of United States Post Office Lessors (AUSPL) program. Includes new rate as of October 1, 2002.

\*\*See Lease for Details

*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.*

4/2/2003 Revised