



# U.S. POST OFFICE SANFORD, TEXAS



Population 203; located northeast of Amarillo in the Texas Panhandle. Economy is based on oil, gas, petrochemicals, agribusiness, varied manufacturing and tourism.

|                           |                         |
|---------------------------|-------------------------|
| Price                     | \$232,000               |
| Rate of Return (cap rate) | 7.30%                   |
| Construction Completed    | 1997                    |
| Building Size             | 1,456 sq. ft.           |
| Land Area                 | 50,146 sq. ft.          |
| Lease                     | 20 year lease thru 2019 |

|                      |                         |
|----------------------|-------------------------|
| <b>GROSS RENT</b>    | <b>\$17,472.00</b>      |
| Insurance            | \$228.71*               |
| Taxes                | \$0.00**                |
| Reserve              | \$300.00 (estimated)*** |
| <b>ESTIMATED NOI</b> | <b>\$16,943.29</b>      |

|                    |               |                       |
|--------------------|---------------|-----------------------|
| Renewal Options    | 2 @ 5YRS Each | \$26,000 First Option |
| Option to Purchase |               | Yes                   |

## GENERAL EXPENSE & MAINTENANCE

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

\*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.*

4/9/2003 Revised