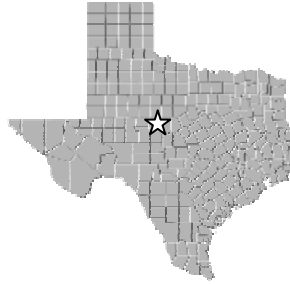




# U.S. POST OFFICE WINTERS, TEXAS



Population 2,880; located in Runnels County south of Abilene. Economy is based on agribusiness; oil activity; government/services and manufacturing.

Price	\$707,000.00
Rate of Return (cap rate)	7.40%
Construction Completed	2000
Building Size	4,221 sq. ft.
Land Area	53,170 sq. ft.
Lease	7/21/2000 thru 7/20/2020

<b>GROSS RENT</b>	<b>\$55,125.00</b>
Insurance	\$672.16*
Taxes	\$0.00**
Maintenance .50@ft.	\$2,110.50 <b>Estimated</b>
<b>ESTIMATED NOI</b>	<b>\$52,342.34</b>

Renewal Options 2 @ 5YRS Each	\$59,000 First Option
Option to Purchase	Yes

## GENERAL EXPENSE & MAINTENANCE

- USPS reimburses all real estate taxes\*\*
- LESSOR responsible for maintenance (See Lease for Details)
- LESSOR responsible for insurance (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.*

4/7/2003