



RE/MAX Excalibur Commercial

www.PostOfficesForSale.com
21803 N. Scottsdale Rd #100
Scottsdale, AZ 85255
(602) 663-4743

POST OFFICE FACT SHEET

Andover Main Post Office
164 Main Street
Andover, NH 03216
Dallas County

ORIGINAL/CURRENT LEASE

FROM: 12/1/2002 TO: 11/30/22

RENTAL RATES:

CURRENT RETAIL LEASE:	<u>20</u>	YEARS AT:	<u>\$22,000.00 Retail</u>	PER ANNUM:	<u>N/A</u>
OPTION:	<u>5</u>	YEARS AT:	<u>\$60,000.00 USPS</u>	PER ANNUM:	<u> </u>
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PURCHASE OPTIONS:

NET INTERIOR SQ. FT: 3,630 (Rear/USPS) LOT SIZE: 66,646
2,400 (Retail/Residential) YEAR OCCUPIED:

FINANCING:

COMPANY: Call Chris Durham RE/MAX Excalibur
FROM: TO:
AMOUNT BORROWED: INTEREST RATE:
CURRENT BALANCE: AS OF:
MONTHLY PAYMENT: ASSUMABLE?

APPROXIMATE MAINTENANCE COST PER YEAR: Lessor Maintenance - \$4,215 suggested reserve.
INSURANCE PREMIUM PER YEAR: \$1,203.85

PROPERTY TAXES:

NO TAX CLAUSE: ZERO TAX CLAUSE: REIMBURSEMENT PAID: XX
IF NO TAX CLAUSE, AMOUNT OF TAX OWNER RESPONSIBLE FOR:
ROOF CONDITION: Good ROOF REPLACED: IF REPLACED, YEAR ROOF REPLACED:
ROOF TYPE: Pitched EXTERIOR: Pannel

PURCHASE PRICE: \$1,050,000.00 – 8.8% CAP

Full time post office. Est. N.O.I. \$95,744. USPA Maintenance Rider. The lease for the residential/retail building renews every 20 years and the USPS lease renews every 5 years. Call for more information.

The information herein has been obtained from sources believed to be reliable. While RE/MAX Excalibur Commercial does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

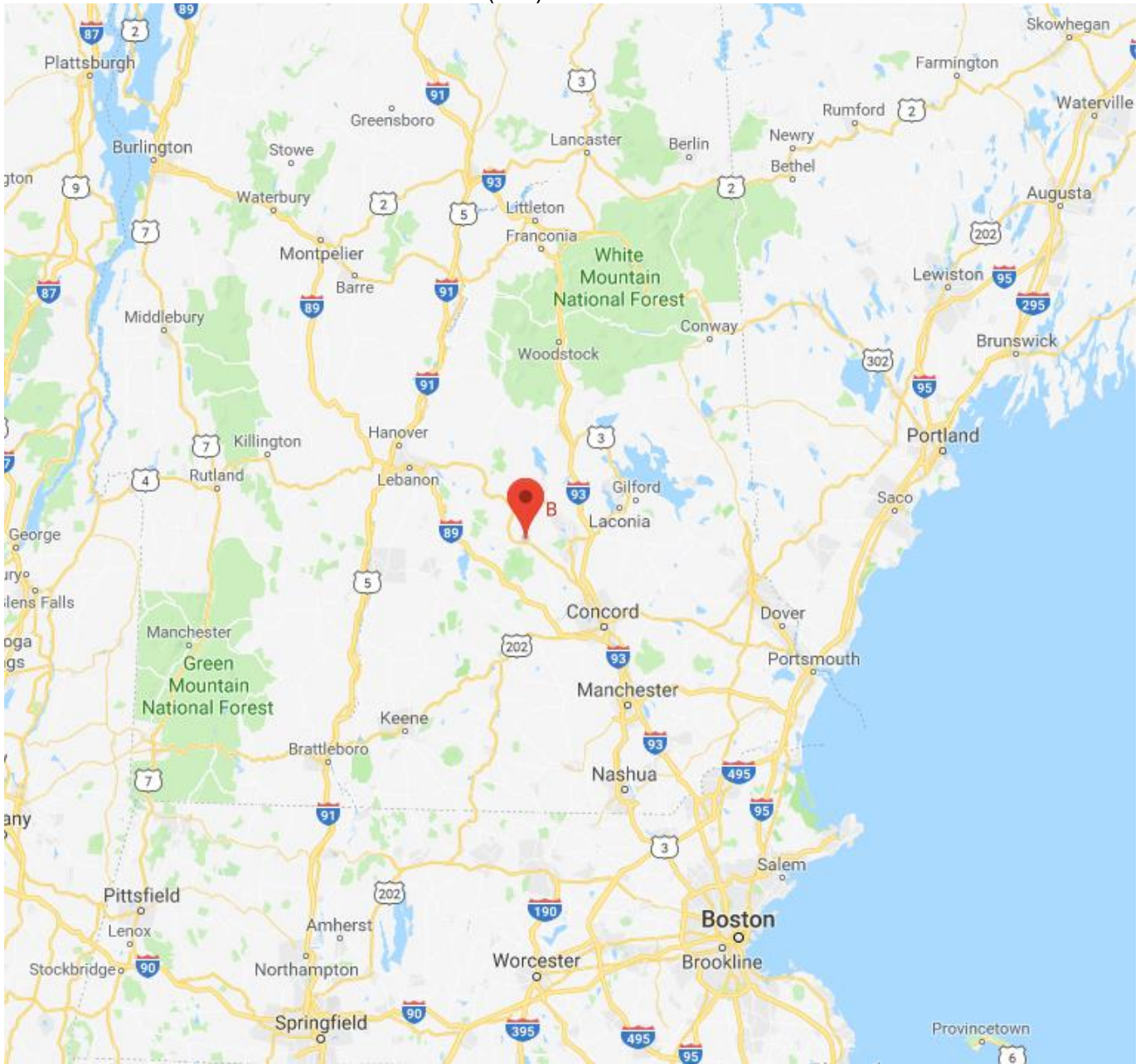
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