



RE/MAX Excalibur Commercial

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

POST OFFICE FACT SHEET

Camden Post Office

2 Old North Road

Camden Wyoming, DE 19934

ORIGINAL/CURRENT LEASE

FROM: 04/30/2015 TO: 04/30/2020

RENTAL RATES:

PURCHASE OPTIONS:

ORIGINAL/CURRENT LEASE:	<u>5</u>	YEARS AT:	<u>\$48,000.00</u>	PER ANNUM:	_____
OPTION:	<u>5</u>	YEARS AT:	<u>\$52,800.00</u>	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____

NET INTERIOR SQ. FT: 3,060 LOT SIZE: 8,670
YEAR BUILT: 1962 YEAR OCCUPIED: 1962

FINANCING:

COMPANY: _____
FROM: _____ TO: _____
AMOUNT BORROWED: _____ INTEREST RATE: _____
CURRENT BALANCE: _____ AS OF: _____
MONTHLY PAYMENT: _____ ASSUMABLE? _____

APPROXIMATE MAINTENANCE COST PER YEAR: USPS Maintenance \$1,530 recommended
INSURANCE PREMIUM PER YEAR: AUSPL insurance estimate: \$967.00

PROPERTY TAXES:

NO TAX CLAUSE: _____ ZERO TAX CLAUSE: _____ REIMBURSEMENT PAID: YES
IF NO TAX CLAUSE, AMOUNT OF TAX OWNER RESPONSIBLE FOR: \$3,810
ROOF CONDITION: Good ROOF REPLACED: _____ IF REPLACED, YEAR ROOF REPLACED: _____
ROOF TYPE: Flat EXTERIOR: Brick

PURCHASE PRICE: \$500,000.00

8 hour full-time Post Office with 9.1% CAP

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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