



RE/MAX Excalibur Commercial

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

POST OFFICE FACT SHEET

Earlham Main Post Office
125 E 1st Street
Earlham, Iowa 50072
Madison County

ORIGINAL/CURRENT LEASE

FROM: 5/1/11 TO: 4/30/21

RENTAL RATES:

ORIGINAL/CURRENT LEASE:	<u>5</u>	YEARS AT:	<u>\$17,550.00</u>	PER ANNUM:	<u>None</u>
OPTION:	<u>5</u>	YEARS AT:	<u>\$19,744.00</u>	PER ANNUM:	<u> </u>
OPTION:	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>
OPTION:	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>
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OPTION:	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>

PURCHASE OPTIONS:

NET INTERIOR SQ. FT: 1840 LOT SIZE: 4,820
YEAR BUILT: 1981 YEAR OCCUPIED: 1981

FINANCING:

COMPANY: Call A.P.G.
FROM: TO:
AMOUNT BORROWED: INTEREST RATE:
CURRENT BALANCE: AS OF:
MONTHLY PAYMENT: ASSUMABLE?

APPROXIMATE MAINTENANCE COST PER YEAR: Lessor Maintenance \$1840.00 suggested reserve

INSURANCE PREMIUM PER YEAR: \$640.00 AUSPL Estimate

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: Yes IF REPLACED, YEAR ROOF REPLACED: 2006
ROOF TYPE: pitched EXTERIOR: brick

PURCHASE PRICE: \$220,000.00 - 6.9% CAP

Blended N.O.I \$17,065.00 assuming 11/1/15 close. Next largest Post Office 5.8

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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