



**RE/MAX Excalibur Commercial**

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

**POST OFFICE FACT SHEET**

Granger Main Post Office  
1902 Oak Street  
Granger, Iowa 50109  
Dallas County

ORIGINAL/CURRENT LEASE

FROM: 4/10/01 TO: 4/9/21

**RENTAL RATES:**

**PURCHASE OPTIONS:**

ORIGINAL/CURRENT LEASE:	<u>20</u>	YEARS AT:	<u>\$51,000.00</u>	PER ANNUM:	<u>20th Yr. \$500,000</u>
OPTION:	<u>5</u>	YEARS AT:	<u>\$54,000.00</u>	PER ANNUM:	<u>25th Yr. \$550,000</u>
OPTION:	<u>5</u>	YEARS AT:	<u>\$57,000.00</u>	PER ANNUM:	<u>30th Yr. \$600,000</u>
OPTION:	<u>5</u>	YEARS AT:	<u>\$60,000.00</u>	PER ANNUM:	<u>35th Yr. \$650,000</u>
OPTION:	<u>5</u>	YEARS AT:	<u>\$63,000.00</u>	PER ANNUM:	<u>40th Yr. \$700,000</u>
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____

NET INTERIOR SQ. FT: 2,582 LOT SIZE: 60,837  
YEAR BUILT: 2001 YEAR OCCUPIED: 2001

**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 - \$2,582 suggested reserve.  
INSURANCE PREMIUM PER YEAR: \$900.00 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: No IF REPLACED, YEAR ROOF REPLACED: \_\_\_\_\_  
ROOF TYPE: Pitched EXTERIOR: Brick

**PURCHASE PRICE:** \$747,500.00 – 6.36% CAP

Full time post office. 2,762 zip code population. Next largest P.O. is 5.5 miles.  
USPS can terminate lease after 4-10-21 w/30 days notice. Est. N.O.I. \$47,518.00

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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