



RE/MAX Excalibur Commercial

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

POST OFFICE FACT SHEET

Leavittsburg Main Post Office
3825 West Market Street
Leavittsburg, Ohio 44430
Monroe County

ORIGINAL/CURRENT LEASE

FROM: 12/11/97 TO: 12/10/22

RENTAL RATES:

ORIGINAL/CURRENT LEASE:	<u>25</u>	YEARS AT:	<u>\$49,900.00</u>	PER ANNUM:	<u>F.M.V.*</u>
OPTION:	<u>5</u>	YEARS AT:	<u>\$56,611.46</u>	PER ANNUM:	<u>F.M.V.</u>
OPTION:	<u>5</u>	YEARS AT:	<u>\$56,051.83</u>	PER ANNUM:	<u>F.M.V.</u>
OPTION:	<u>5</u>	YEARS AT:	<u>\$55,497.66</u>	PER ANNUM:	<u>F.M.V.</u>
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____

PURCHASE OPTIONS:

NET INTERIOR SQ. FT: 3,062 LOT SIZE: 43,560
YEAR BUILT: 1997 YEAR OCCUPIED: 1997

FINANCING:

COMPANY:	<u>Heritage Life Insurance</u>	
FROM:	<u>12-19-97</u>	TO: <u>1-1-23</u>
AMOUNT BORROWED:	<u>\$465,000.00</u>	INTEREST RATE: <u>8%</u>
CURRENT BALANCE:	<u>\$147,008.00**</u>	AS OF: <u>9-11-18</u>
MONTHLY PAYMENT:	<u>\$3,588.95</u>	ASSUMABLE? <u>Yes - 1% fee</u>

APPROXIMATE MAINTENANCE COST PER YEAR: Minimal-Lessor responsible for roof and structure only. \$1,070.00 suggested reserve.
INSURANCE PREMIUM PER YEAR: \$765.00 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: \$712,000.00 - 6.75% CAP

\$48,065.00 Est. N.O.I. Full time P.O. Zip Code Population: 5,270. Next largest P.O. is 4.5 miles. *USPS can purchase at the end of each FMV. No Termination in lease. Financing Must be Assumed. **

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.

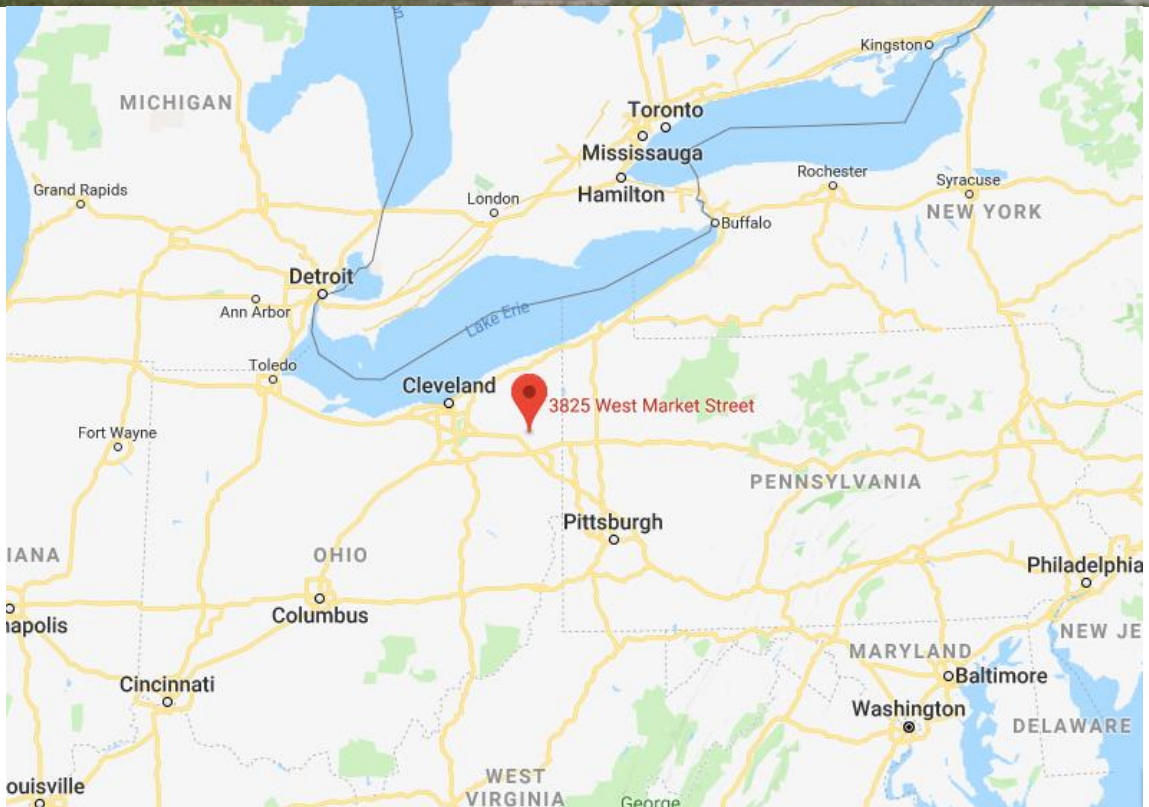
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