



RE/MAX Excalibur Commercial

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

POST OFFICE FACT SHEET

Mayo Main Post Office
157 E Main Street
Mayo, Florida 32066
Lafayette County

ORIGINAL/CURRENT LEASE

FROM: 2/1/16 TO: 1/31/21

RENTAL RATES:

ORIGINAL/CURRENT LEASE:	<u>5</u>	YEARS AT:	<u>\$28,800.00</u>	PER ANNUM:	<u>None</u>
OPTION:	<u>5</u>	YEARS AT:	<u>\$32,000.00</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: 2,664 LOT SIZE: 13,791
YEAR BUILT: 1961 YEAR OCCUPIED: 1961

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 - \$2,664.00 suggested reserve.
\$2,197.46 AUSPL Insurance quote includes named storm coverage with 5% deductible.
INSURANCE PREMIUM PER YEAR:

PROPERTY TAXES:

NO TAX CLAUSE: ZERO TAX CLAUSE: REIMBURSEMENT PAID: XX
IF NO TAX CLAUSE, AMOUNT OF TAX OWNER RESPONSIBLE FOR: 0
ROOF CONDITION: Good ROOF REPLACED: Yes IF REPLACED, YEAR ROOF REPLACED: 1993
ROOF TYPE: Flat EXTERIOR: Brick

PURCHASE PRICE: \$335,000.00 – 7.15% CAP

Estimated N.O.I. \$23,938.54. 6.5 HR P.O. Next largest P.O. is 11.4 miles. 7,312 zip code population. No termination in lease.

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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