



RE/MAX Excalibur Commercial

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

POST OFFICE FACT SHEET

Dewey Station Post Office
376 Lexington Ave
Rochester, NY 14613
Monroe County

ORIGINAL/CURRENT LEASE

FROM: 7/1/10 TO: 6/30/20

RENTAL RATES:

PURCHASE OPTIONS:

ORIGINAL/CURRENT LEASE:	<u>5</u>	YEARS AT:	<u>\$40,560.00</u>	PER ANNUM:	<u>None</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>

NET INTERIOR SQ. FT:	<u>4,160</u>	LOT SIZE:	<u>12,400</u>
YEAR BUILT:	<u>1970</u>	YEAR OCCUPIED:	<u>1970</u>

FINANCING:

COMPANY:	<u>Call Chris Durham RE/MAX Excalibur</u>		
FROM:	<u> </u>	TO:	<u> </u>
AMOUNT BORROWED:	<u> </u>	INTEREST RATE:	<u> </u>
CURRENT BALANCE:	<u> </u>	AS OF:	<u> </u>
MONTHLY PAYMENT:	<u> </u>	ASSUMABLE?	<u> </u>

APPROXIMATE MAINTENANCE COST PER YEAR: Lessor Maintenance \$4160.00 suggested reserve

INSURANCE PREMIUM PER YEAR: \$1,400.00 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:

ROOF TYPE: Flat EXTERIOR: Brick

PURCHASE PRICE: \$358,975.00 – 9.75% CAP

PO is open from 9:00 to 12:00 then 2:00 to 4:30 Monday through Friday. Zip Code Population is 15,178. 2.5 miles to larger PO. No early termination in lease. Estimated NOI is \$35,000.00

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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