



RE/MAX Excalibur Commercial

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

POST OFFICE FACT SHEET

Wyoming Post Office

200 Wyoming Avenue

Wyoming, PA 18644

ORIGINAL/CURRENT LEASE

FROM: 5/1/2014 TO: 4/30/2019

RENTAL RATES:

PURCHASE OPTIONS:

ORIGINAL/CURRENT LEASE:	<u>5</u>	YEARS AT:	<u>\$30,000.00</u>	PER ANNUM:	_____
OPTION (Signed):	<u>5</u>	YEARS AT:	<u>\$33,585.00</u>	PER ANNUM:	_____
OPTION:	<u>5</u>	YEARS AT:	<u>\$33,585.00</u>	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____
OPTION:	_____	YEARS AT:	_____	PER ANNUM:	_____

NET INTERIOR SQ. FT:	<u>2,762</u>	LOT SIZE:	<u>7,336</u>
YEAR BUILT:	<u>1964</u>	YEAR OCCUPIED:	<u>1964</u>

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: \$2,762.00 suggested reserve.

INSURANCE PREMIUM PER YEAR: \$823.00 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: Flat EXTERIOR: Brick

PURCHASE PRICE: \$380,000.00 – 7.9% CAP

\$30,000 Est. N.O.I. 116 from Philadelphia and 136 miles from New York City 365 day termination clause.

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.

Courtesy of Touchstone Commercial Partners

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