

RE/MAX Excalibur Commercial

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

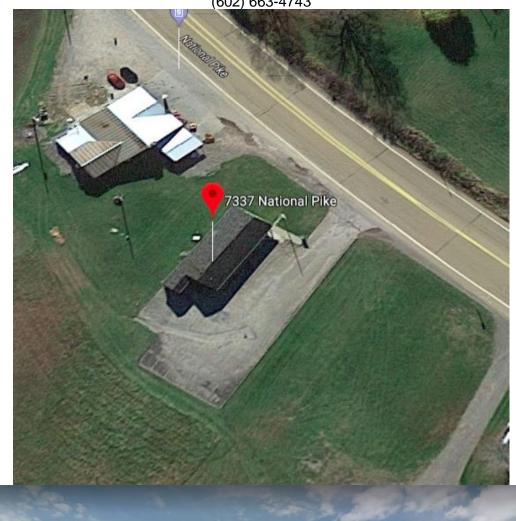
POST OFFICE FACT SHEET	Addison Post Office 7337 National Pike Somerset County Addison, Pennsylvania 15411	
ORIGINAL/CURRENT LEASE FROM: 6/13/14	TO: <u>6/12/19</u>	
RENTAL RATES:		PURCHASE OPTIONS:
ORIGINAL/CURRENT LEASE: 5 OPTION: 5 OPTION:	YEARS AT: \$19,583.00 YEARS AT: \$19,583.00 YEARS AT:	PER ANNUM: None PER ANNUM: PER AN
FINANCING:	0.114.70.0	
COMPANY: FROM: AMOUNT BORROWED: CURRENT BALANCE: MONTHLY PAYMENT:	ASSUM	AS OF:
APPROXIMATE MAINTENANCE COST INSURANCE PREMIUM PER YEAR:	reserve \$400.00 AUSPL Estimate	\$1,320.00 suggested
PROPERTY TAXES:		
NO TAX CLAUSE: ZERO	O TAX CLAUSE: REI	
	REPLACED: Yes IF F	Early REPLACED, YEAR ROOF REPLACED: 2000's
PURCHASE PRICE: \$230,490.00 – 7.75% Cap Rate		

4 Hr. Post Office. PO# (814) 395-5221. Zip Code Population: 716. Next Largest PO 4.7 miles. Estimated N.O.I. \$17,863.00

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.

RE/MAX Excalibur Commercial

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





RE/MAX Excalibur Commercial

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

