



RE/MAX Excalibur Commercial

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

POST OFFICE FACT SHEET

Metamora Main Post Office
3795 N Oak Street
LaPeer County
Metamora, Michigan 48455

ORIGINAL/CURRENT LEASE

FROM: 3/1/14 TO: 2/28/24

RENTAL RATES:

PURCHASE OPTIONS:

ORIGINAL/CURRENT LEASE:	<u>5</u>	YEARS AT:	<u>\$19,792.00</u>	PER ANNUM:	<u>None</u>
OPTION:	<u>5</u>	YEARS AT:	<u>\$29,000.00 *</u>	PER ANNUM:	<u> </u>
OPTION:	<u>5</u>	YEARS AT:	<u>\$31,320.00</u>	PER ANNUM:	<u> </u>
OPTION:	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>
OPTION:	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>
OPTION:	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>
OPTION:	<u> </u>	YEARS AT:	<u> </u>	PER ANNUM:	<u> </u>

NET INTERIOR SQ. FT: 2,320 LOT SIZE: 29,309
YEAR BUILT: 1974 YEAR OCCUPIED: 1974

FINANCING:

COMPANY: Call A.P.G.
FROM: TO:
AMOUNT BORROWED: INTEREST RATE:
CURRENT BALANCE: AS OF:
MONTHLY PAYMENT: ASSUMABLE?

APPROXIMATE MAINTENANCE COST PER YEAR: Lessor Maintenance \$2,320.00 suggested reserve
INSURANCE PREMIUM PER YEAR: \$810.00 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: 2006
ROOF TYPE: pitched EXTERIOR: brick

PURCHASE PRICE: \$333,800.00 – 7.75% Cap Rate

Full time P.O. 7 routes. 80% of postal boxes rented. Zip Code Population: 8,511. 7.4 miles to next largest P.O.
P.O. # (810) 678-2380. Est. N.O.I.* \$25,870.00. New parking/stripping 2018

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.

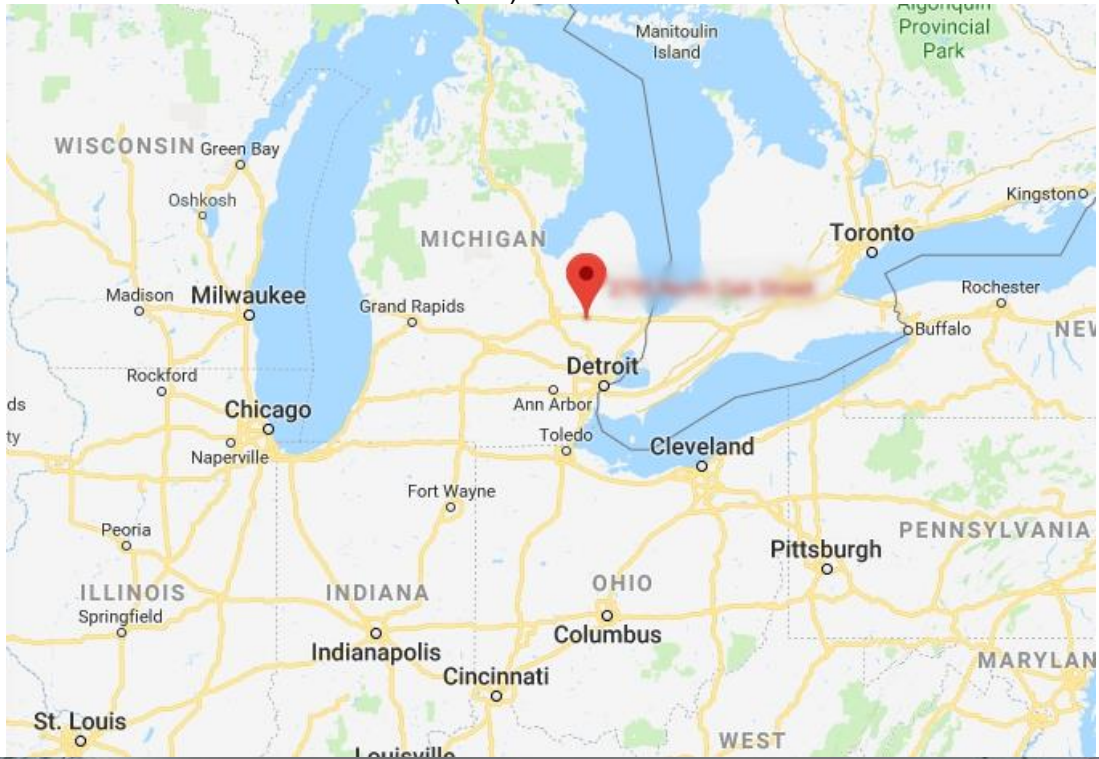
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