

POELSTRA PROPERTIES: Specializing in Government Leased Properties

1001 Avenida Pico Ste C #504, San Clemente, CA 92673; (949) 903-1591;

www.poelstra.com; renee@poelstra.com; BRE# 01489350

Investment Property Profile

Mitchell, Georgia Main Post Office

6488 GA Highway 102 W, Mitchell, GA 30820-9998; Glascock County

Sales Price:

\$75,000



Lease Details:

- Annual Rent: \$7,800/year (\$7.46/sq. ft.) from 2/1/2024 – 1/31/2029
- Renewal Options: \$8,400/year (\$8.04/sq. ft.) from 2/1/2029 – 1/31/2034
- No Purchase Options
- No Termination Clause
- Lessor Maintenance Rider
- USPS Tax Reimbursement Rider

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Property Details:

- 1,045 Interior Square Footage
- 3,500 Total Site Area
- Built 1969
- USPS hours of operation – 9am – 1pm, Monday – Friday; 9am – 10:45am Saturday; closed Sunday.
- Nearest full-service main post office is Gibson, GA, 8 miles from Mitchell.

Area Details:

- According to the U.S. Census Bureau, the population of Mitchell is 170 residents.
- Estimated median household income is \$57,083/year
- Estimated median home value is \$83,600

Net Operating Income:

Gross Rent	\$7,800	until 1/31/2029
Maintenance Reserve	\$1,567	(\$1.50/square foot)
Insurance	\$250	Estimated AUSPL insurance
Taxes	\$0	Reimbursed
NOI	\$5,983	

Sales Price:

\$75,000 (7.97% cap rate)

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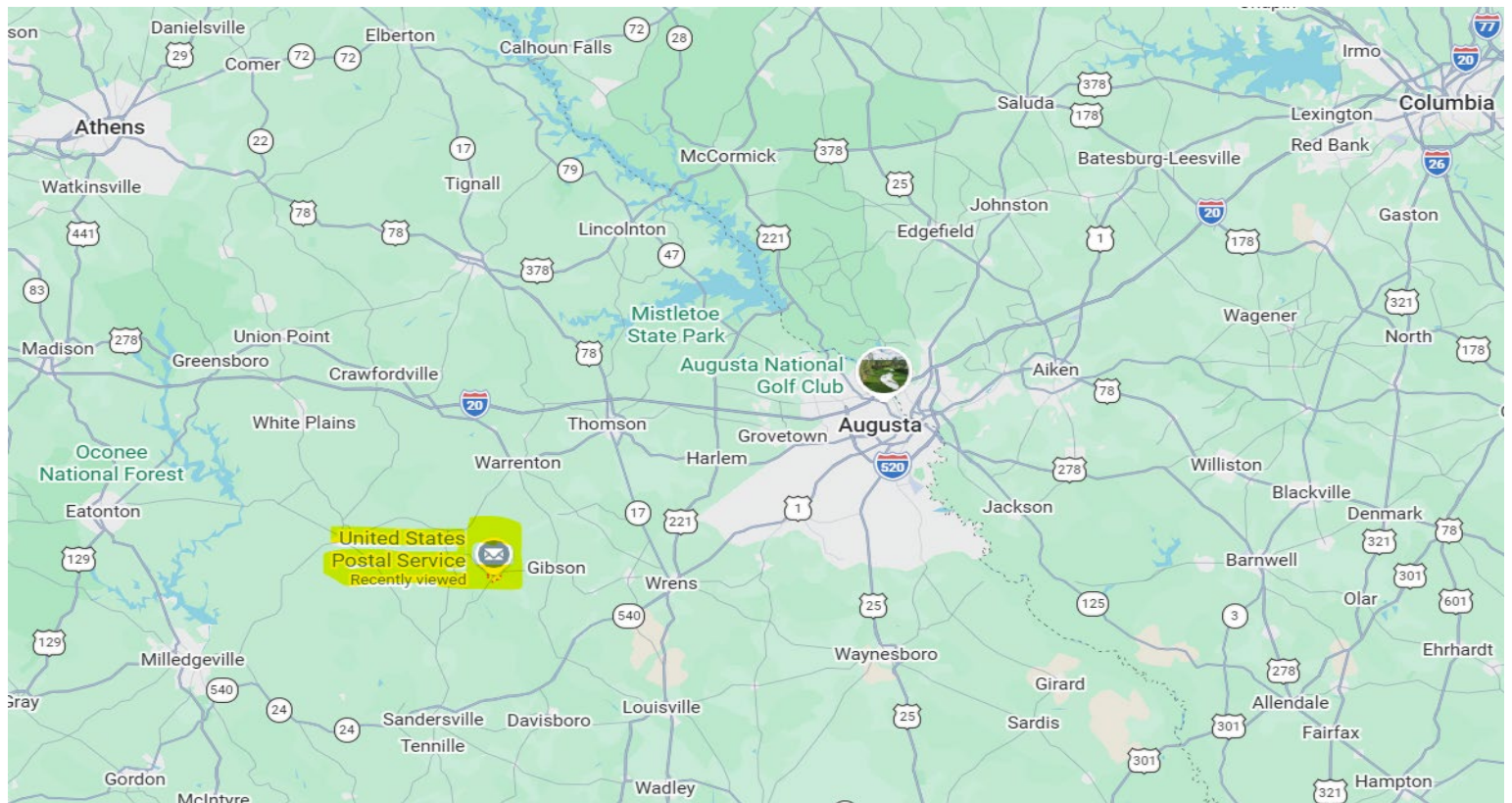
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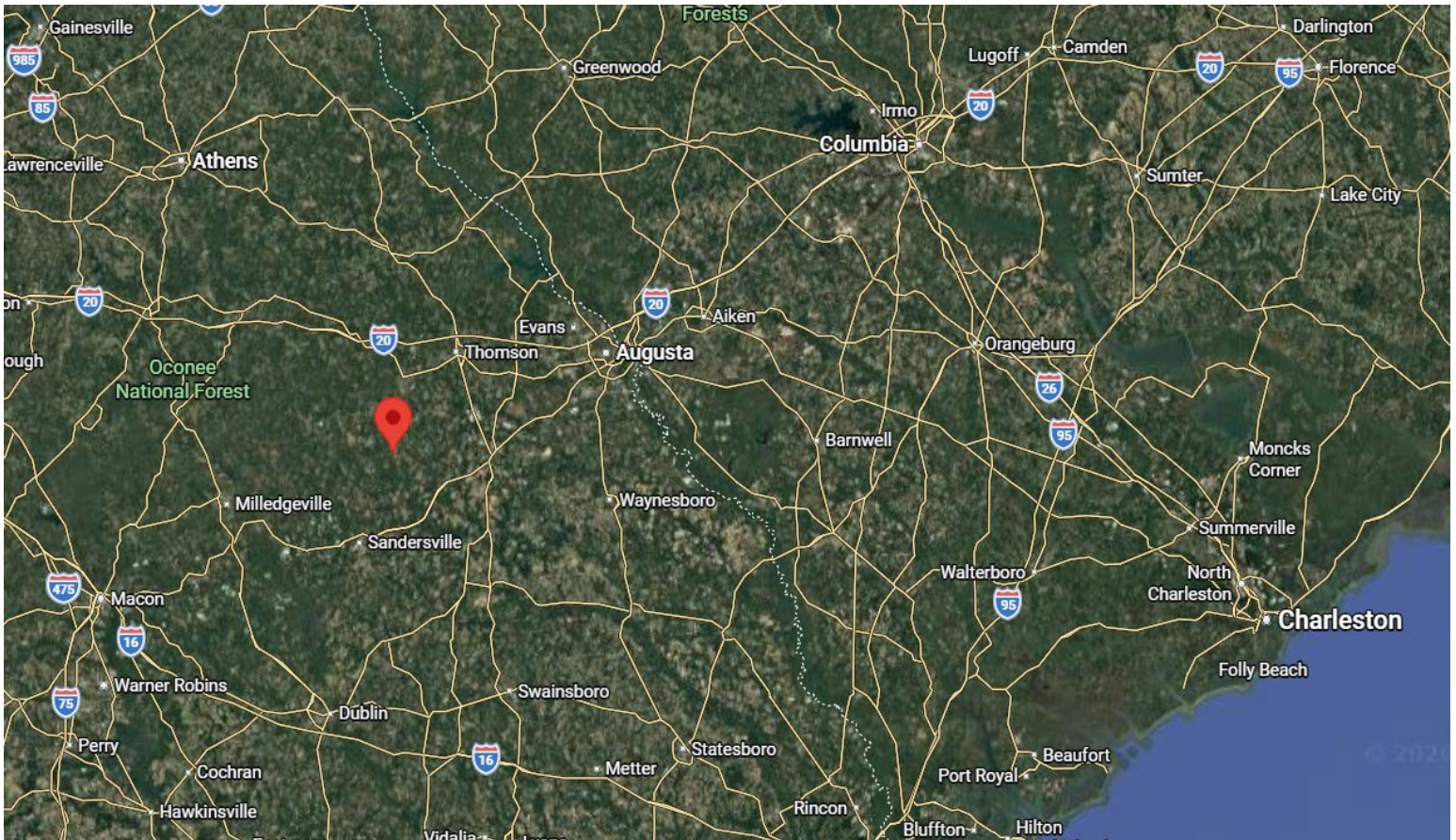
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