

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

Aline, Oklahoma Main Post Office

104 N Main St, Aline, OK 73716-9998; Alfalfa County

Sales Price:

\$101,000



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Lease Details:

- Annual Rent: \$12,228/year (\$12/sq. ft.) from 9/1/2025 – 8/31/2030
- Renewal Options: \$13,450/year (\$13.20/sq. ft) from 9/1/2030 – 8/31/2035;
\$14,795/year (\$14.52/year) from 9/1/2035-8/31/2040
- No Purchase Options
- No Termination Clause
- Lessor Maintenance Rider
- No Tax Rider

Property Details:

- 1,019 Interior Square Footage
- 1,300 Total Site Area
- USPS moved in in 1979
- USPS hours of operation – 7:30am – 11:30pm, Monday – Friday; 9am – 7:30am – 8:30am Saturday; closed Sunday.
- Nearest full-service main post office is Cherokee, OK, 18 miles from Aline.

Area Details:

- According to the U.S. Census Bureau, the population of Aline is 170 residents.
- Estimated median household income is \$66,250/year
- Estimated median home value is \$55,600

Net Operating Income:

Gross Rent	\$12,228	until 8/31/2030
NN Maintenance Reserve	\$2,038	(\$2.00/square foot)
Insurance	\$550	Estimated AUSPL insurance
Taxes	\$508	
NOI	\$ 9,132	

Sales Price:

\$101,000 (9% cap rate)

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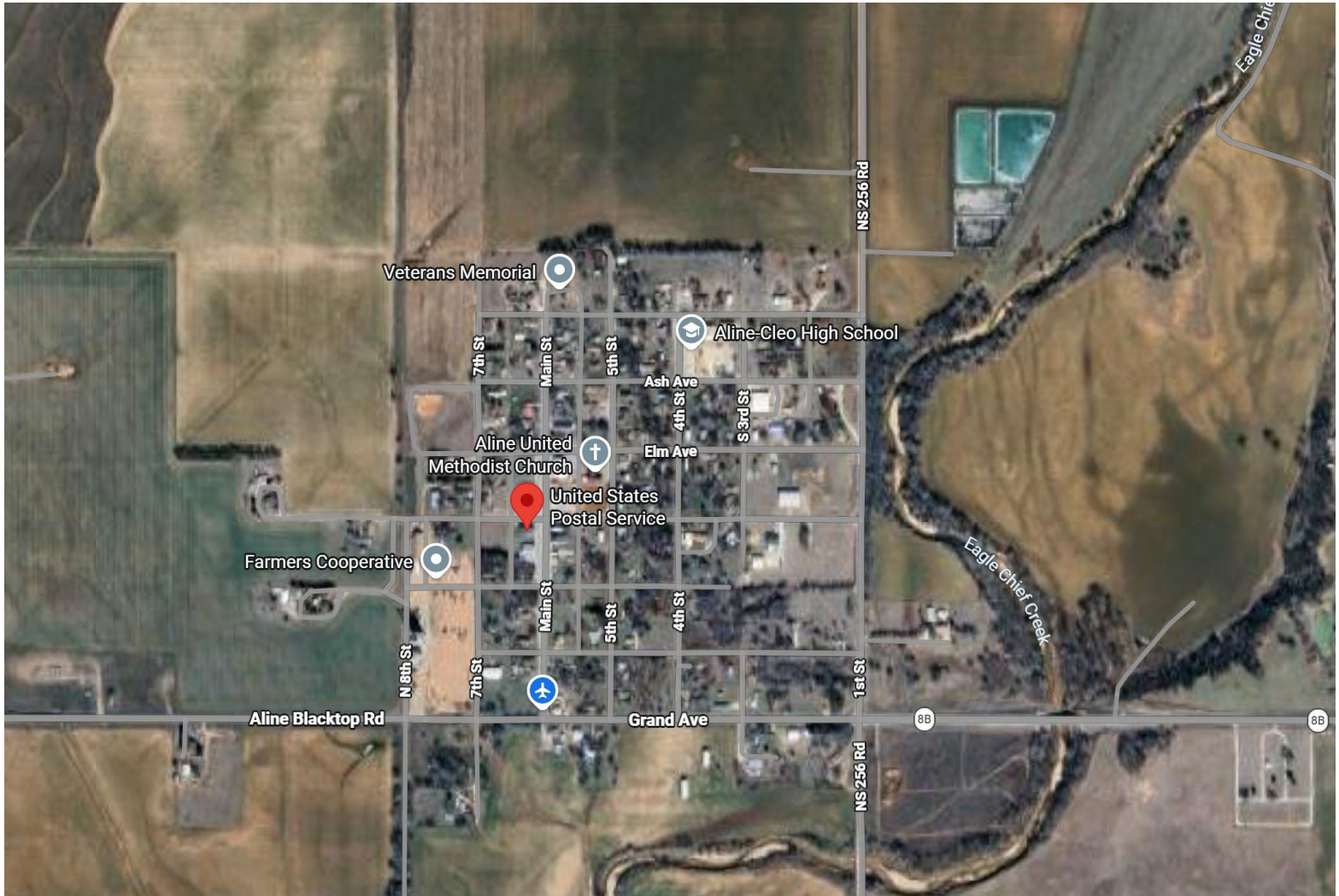
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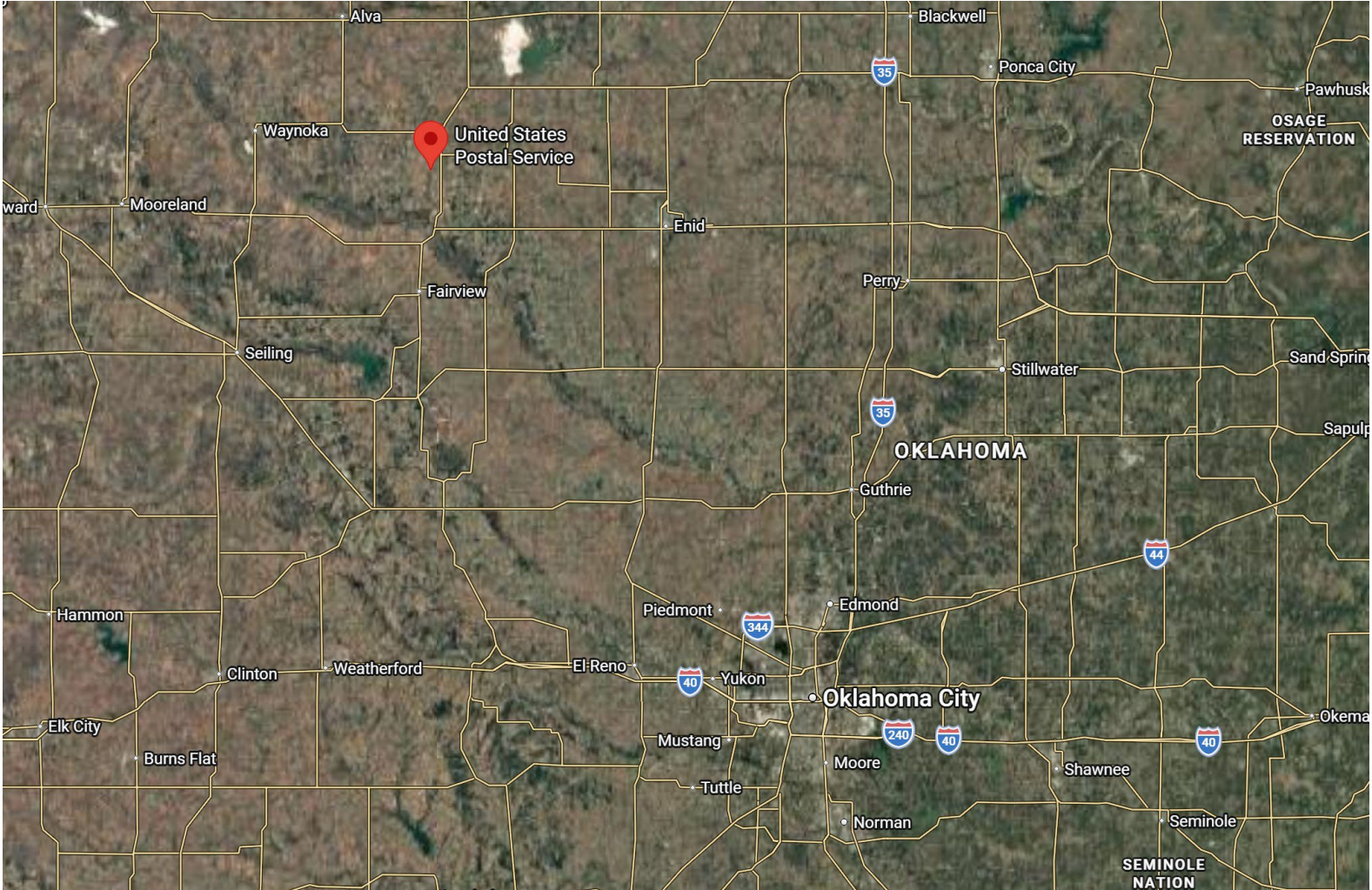
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