

**Post office - Gaston, NC**

New  
Term

5/1/25 - 4/30/26	5/1/26-4/30/27	Year 1	Year 2	Year 3	Year 4	5/1/31 - 4/30/32	Total
\$27,951	\$27,951	\$32,500	\$32,500	\$32,500	\$32,500	\$32,500	\$218,402
						<b>Average rent 7 yrs</b>	<b>\$31,200</b>
						<b>3 % Deferred Maintenance</b>	<b>\$936</b>
						<b>Annual Insurance</b>	<b>\$1,513</b>
						<b>AVG NOI</b>	<b>\$28,751</b>
						<b>~ 7 % Cap rate</b>	<b>\$411,000</b>

*The information contained herein is believed to be accurate but is not guaranteed and may change or be updated without notice.*

