

# 6686 National Rd SE

Jacksontown, Ohio · Licking County

Mixed-Use Investment

Post Office + Residential

Prepared for prospective buyers

A turnkey, dual-income investment property in Licking County: the front of the building is leased to the United States Postal Service, and the rear is a two-bedroom residential apartment. Two tenants, one roof, one asset.

This document summarizes the lease structure, current income, recent capital improvements, and property details.

## GROSS MONTHLY INCOME

\$ **1,580**

USPS \$600 + Apartment \$980

Figures reflect current confirmed lease and rental income.

## 01 Income Streams

### COMMERCIAL TENANT

#### United States Postal Service

\$600/mo · currently year 1 of 5

Leased under a 5-year term with two additional 5-year renewal options at fixed rate increases, growing to approximately \$720/mo over the life of the agreement. A government tenant offering long-term income stability.

### RESIDENTIAL TENANT

#### 2 Bed / 1 Bath Apartment

\$980/mo · current rent

Long-term tenant currently on a month-to-month lease with stated intentions to stay, offering income continuity along with flexibility for future rent adjustments.

*Estimated market potential of \$1,200/mo based on comparable rentals — not yet tested or confirmed.*

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## Lease & Tenant Details

### Post Office lease terms

|                      |                     |
|----------------------|---------------------|
| Current term         | Year 1 of 5         |
| Current rent         | \$600/mo            |
| Renewal structure    | Two 5-year options  |
| Rate increases       | Fixed, to ~\$720/mo |
| Total potential term | Up to 15 years      |

### Apartment tenancy

|                   |                    |
|-------------------|--------------------|
| Lease type        | Month-to-month     |
| Tenant tenure     | Long-term occupant |
| Stated intent     | Plans to stay      |
| Current rent      | \$980/mo           |
| Grass / lawn care | Tenant-maintained  |
| Trash             | Paid by tenant     |

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## Recent Capital Improvements

### Improvement log

|                                   |      |
|-----------------------------------|------|
| Roofs & gutters, all structures   | 2025 |
| Siding, main structure            | 2026 |
| Mini-split HVAC, residential unit | 2024 |
| Water heater                      | 2022 |
| Electric panel                    | 2022 |
| Rear entry door, residential unit | 2026 |
| Side entry door, post office unit | 2025 |

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# Property Details

|                      |                                                                                       |
|----------------------|---------------------------------------------------------------------------------------|
| UTILITIES            | Public water & sewer, billed as one account. Electric and gas separately metered.     |
| OWNER RESPONSIBILITY | Property taxes, insurance, and landlord maintenance                                   |
| RESIDENTIAL EXTERIOR | Large rear yard, detached garage, storage shed                                        |
| COMMERCIAL EXTERIOR  | Large covered porch, concrete parking area                                            |
| HEATING & COOLING    | Gas heat and AC via main outside unit (residential); mini-split system installed 2024 |
| LOCATION             | Easy access to I-70; short commute to Newark                                          |

Figures reflect current lease terms and rent rolls as represented by ownership. Buyers are encouraged to verify all financial and lease information during due diligence.

CONTACT LISTING AGENT FOR SHOWING DETAILS