

**POELSTRA PROPERTIES: Specializing in Government Leased Properties**

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

[www.poelstra.com](http://www.poelstra.com); [renee@poelstra.com](mailto:renee@poelstra.com); BRE# 01489350

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**Investment Property Profile**

**Ryder, North Dakota Main Post Office**

**280 N Main St, Ryder, ND 58779-9998; Ward County**

**Sales Price:**

**\$136,000**



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## Lease Details:

- Annual Rent: \$12,729/year (\$10.22/sq. ft.) from 10/1/2021 – 09/30/2026
- Renewal Options: \$13,950/year (\$11.20/sq. ft) from 10/1/2026 – 09/30/2031;  
\$14,650 (\$11.76/sq. ft) from 10/1/2031-09/30/2036
- No Purchase Options
- Lessor Maintenance Rider
- Lessor Tax Rider

## Property Details:

- 1,246 Interior Square Footage
- 3,250 Total Site Area
- Built 1964
- USPS hours of operation – 8am – 12pm, Monday – Friday; 8am – 10am Saturday; closed Sunday.
- Nearest full-service main post office is Turtle Lake, ND, 30 miles from Ryder, ND.

## Area Details:

- According to the U.S. Census Bureau, the population of Ryder is 100 residents.
- Estimated median household income is \$40,313/year
- Estimated median home value is \$53,300

## Net Operating Income:

Gross Rent	\$13,950	until 10/1/2026
Maintenance Reserve	\$1,869	(\$1.50/square foot)
Insurance	\$745	AUSPL insurance
Taxes	\$454	
NOI	\$10,882	

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## **Sales Price:**

**\$136,000 (8% cap rate)**

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***\*All of the information provided in this IPP has been derived from the property's lease, current lessor disclosure and internet investigation. The Property information is subject to errors and omissions. Poelstra Properties makes no warranties to the completeness or accuracy of the information contained herein. To review the specific lease and for any additional information, please contact us at (949)903-1591 or [renee@poelstra.com](mailto:renee@poelstra.com)***