

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

Hollandale, MS Main Post Office

121 East Ave. S Hollandale, MS 38748-9998; Washington County

Sales Price:

\$220,000



Lease Details:

- Annual Rent: \$18,920/year (\$9.45/sq. ft.) from 06/01/2024 – 05/31/2029
- Renewal Options: None. The lease will be up for renegotiation. \$9.45 PSF is well below market and justifies a substantial increase at renewal.
- No Purchase Options
- Lessor Maintenance Rider
- USPS Tax Reimbursement Rider

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Property Details:

- 2,002 Interior Square Footage
- 4,101 Total Site Area
- Built 1958
- USPS hours of operation – 8am – 12pm, 1pm – 4:30pm Monday – Friday; 8am – 10am Saturday; closed Sunday.
- Nearest full-service main post office Leland, MS, 15 miles from Hollandale, MS.

Area Details:

- According to the U.S. Census Bureau, the population of Hollandale, MS is 2,400 residents.
- Estimated median household income is \$40,556/year
- Estimated median home value is \$83,200

Net Operating Income:

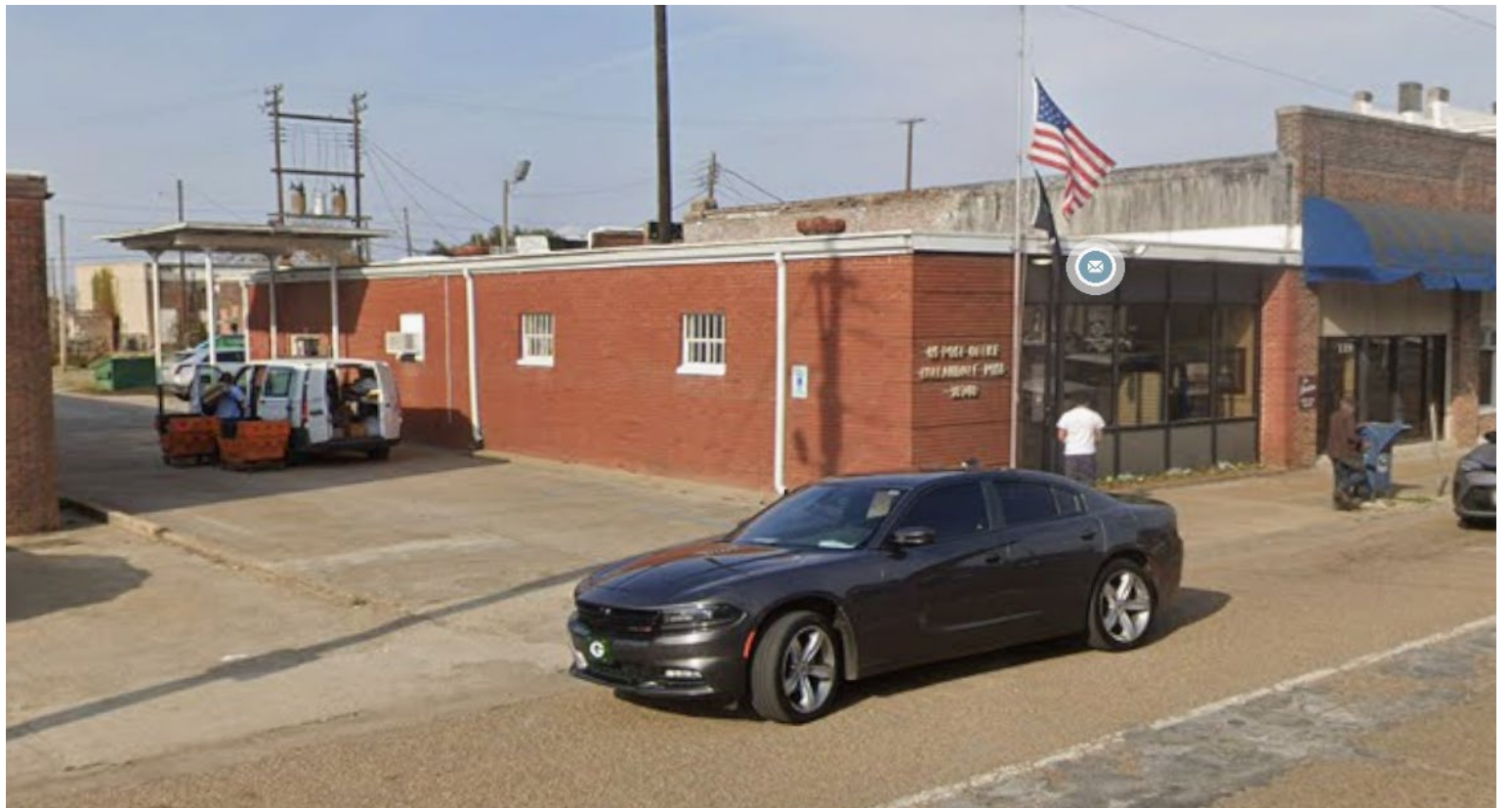
Gross Rent	\$18,920	
Maintenance Reserve	\$3,003	(\$1.50/square foot)
Insurance	\$871	Estimated AUSPL insurance
Taxes	\$0	Reimbursed
NOI	\$15,046	

Sales Price: ***\$220,000 (6.84% cap rate)***

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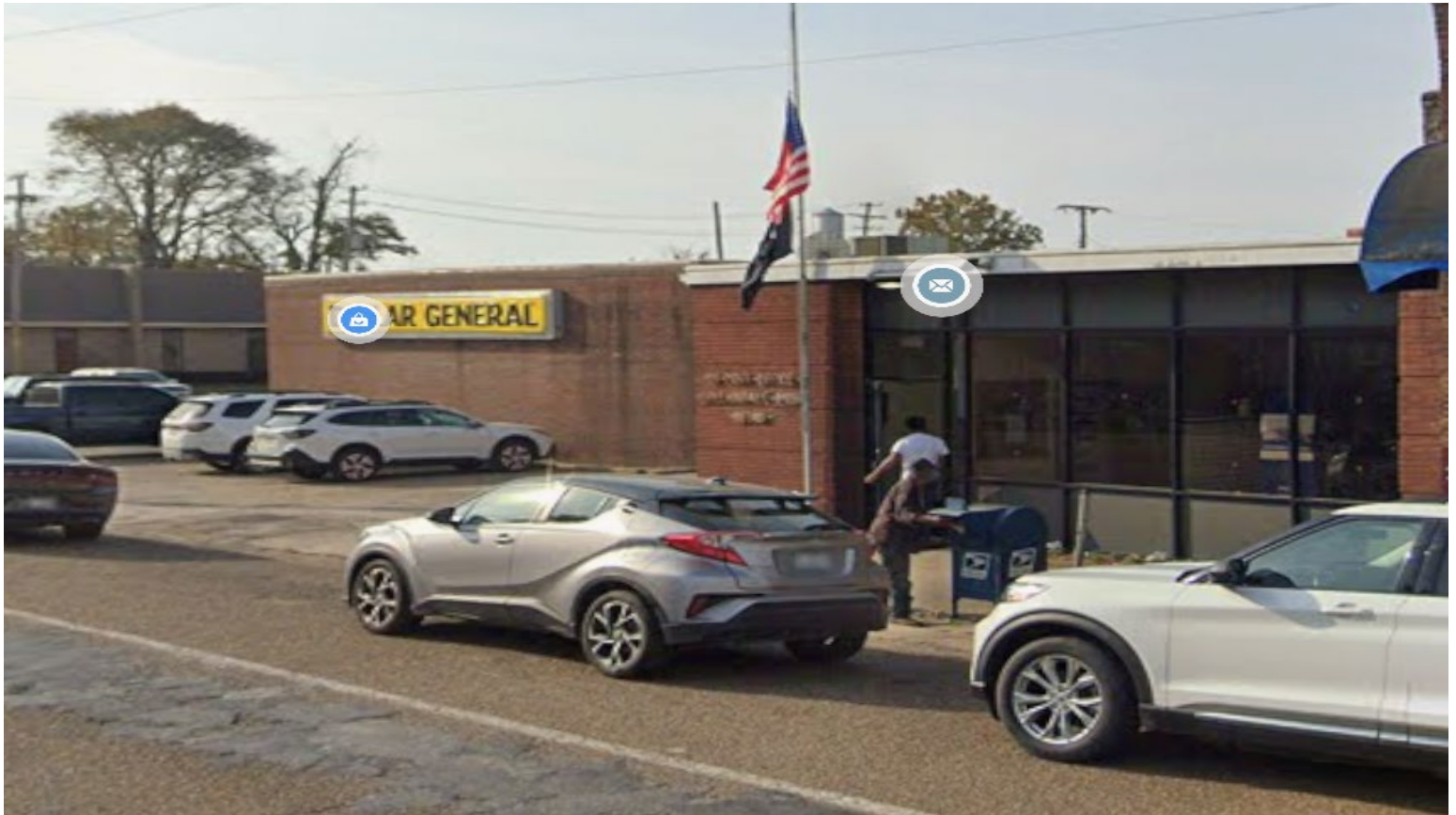
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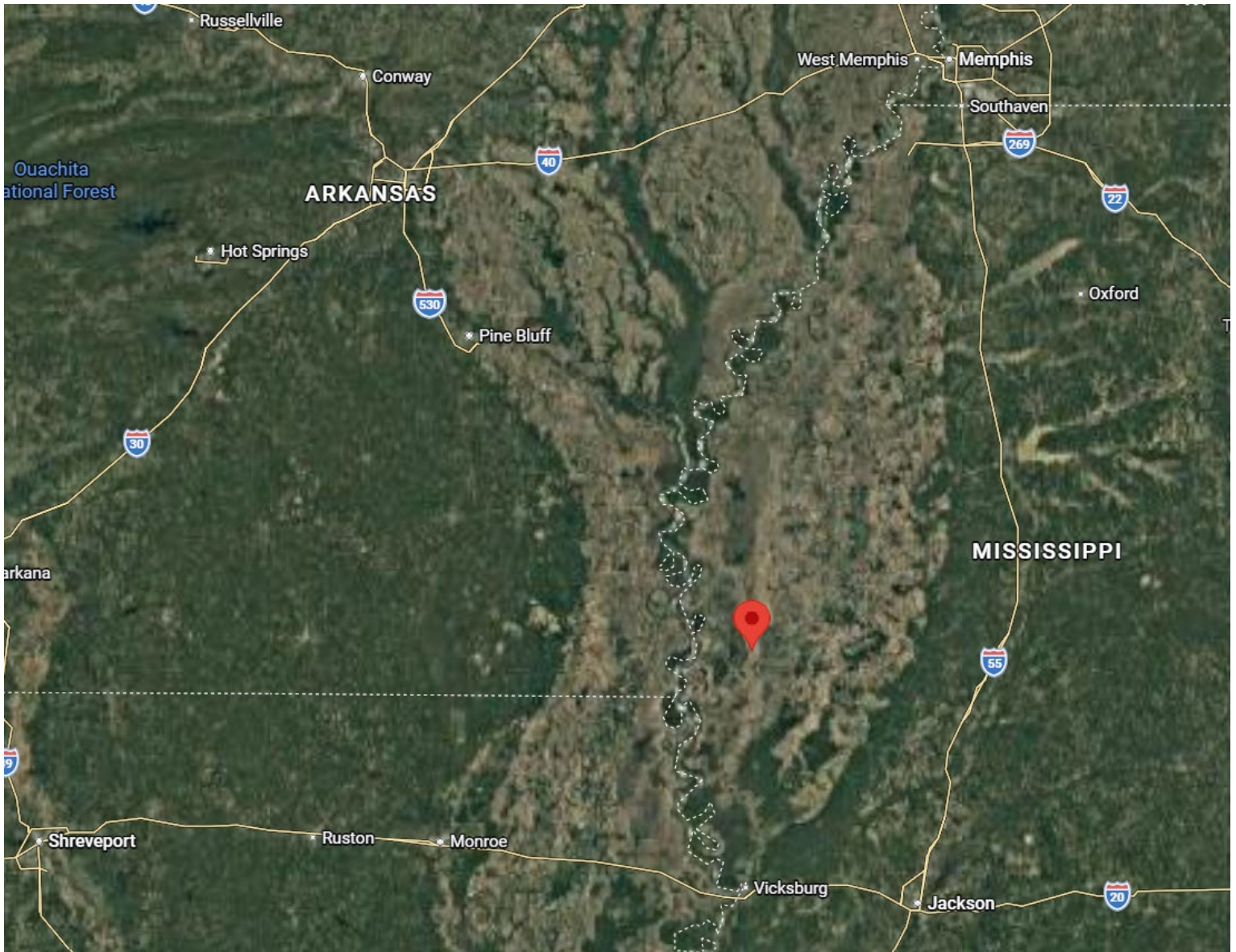
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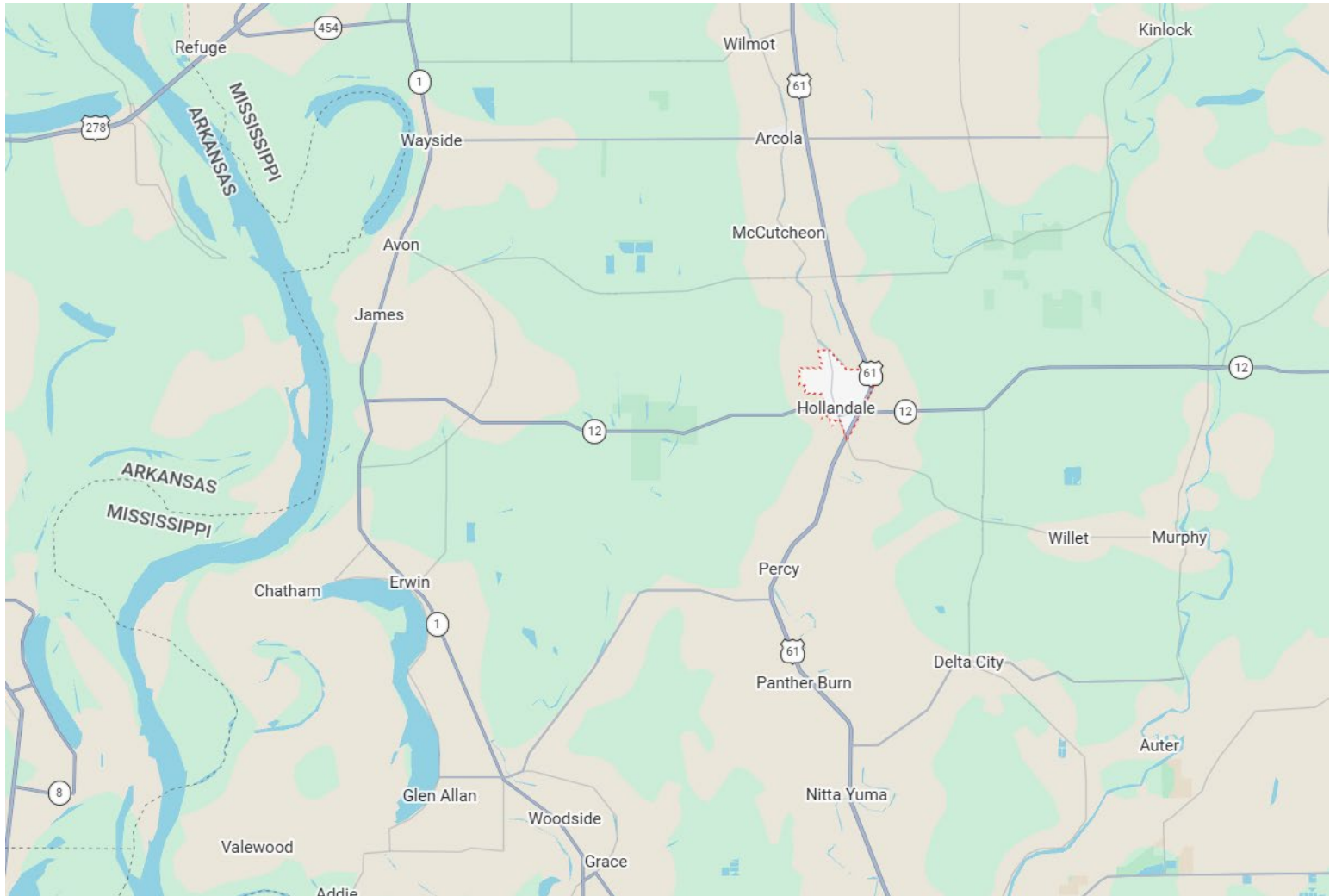
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****All of the information provided in this IPP has been derived from the property's lease, current lessor disclosure and internet investigation. The Property information is subject to errors and omissions. Poelstra Properties makes no warranties to 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***