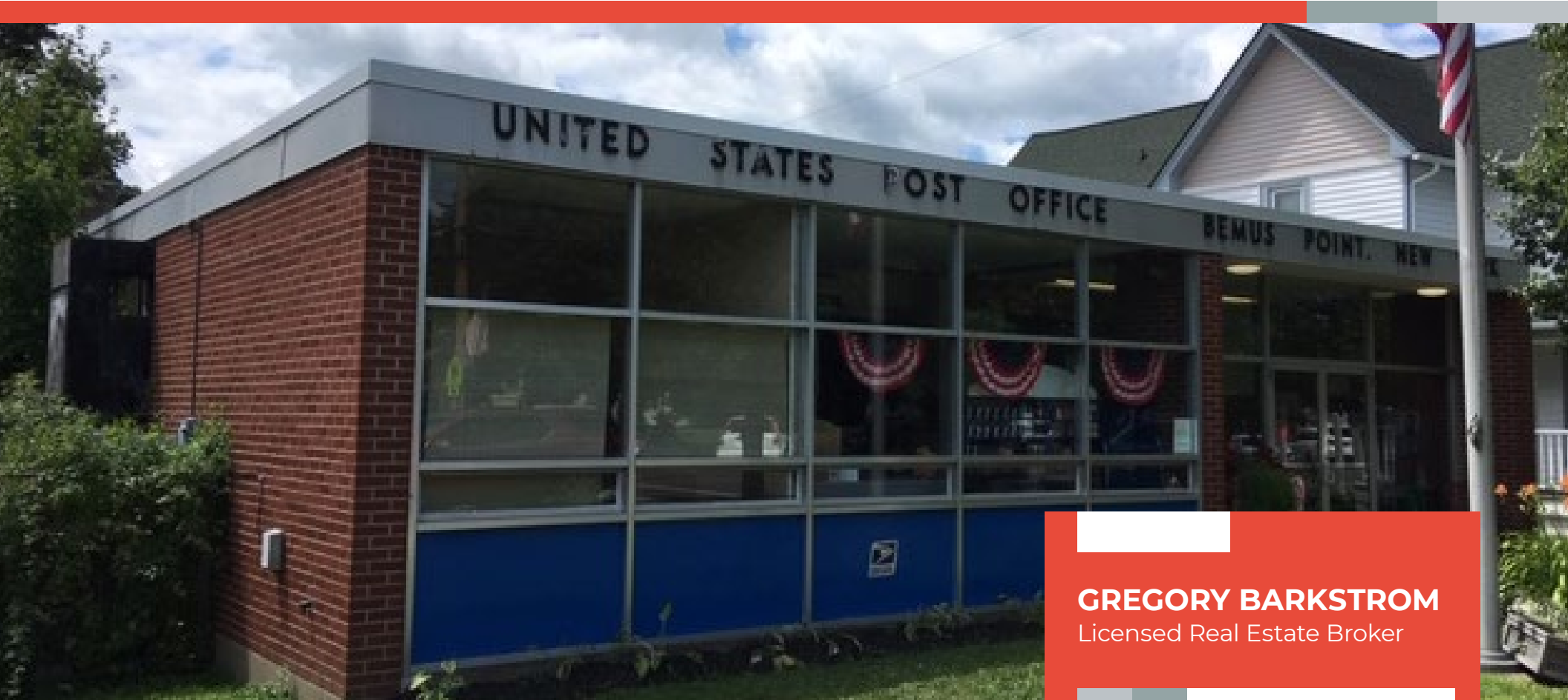


OFFERING **MEMORANDUM**



GREGORY BARKSTROM

Licensed Real Estate Broker



gsbark@frontiernet.net
585 622-2402

UNITED STATES POST OFFICE
29 Main Street | Bemus Point, NY 14712

INVESTMENT SUMMARY



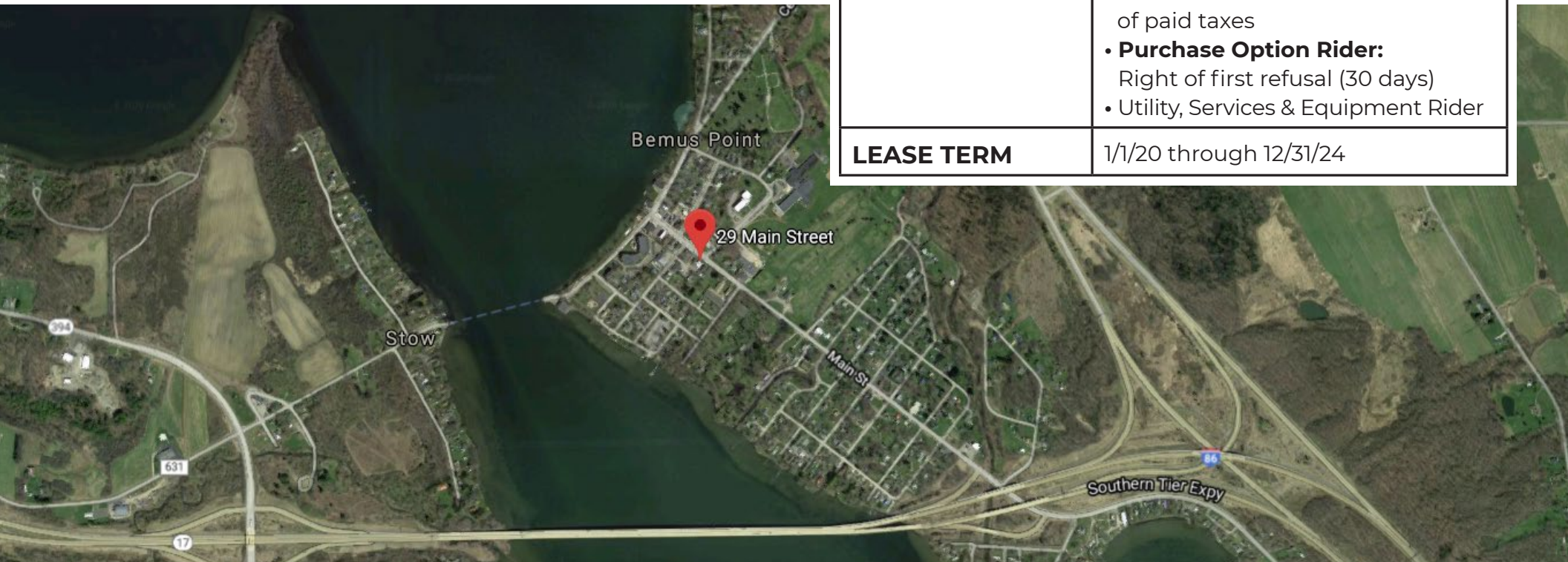
DEAL POINTS

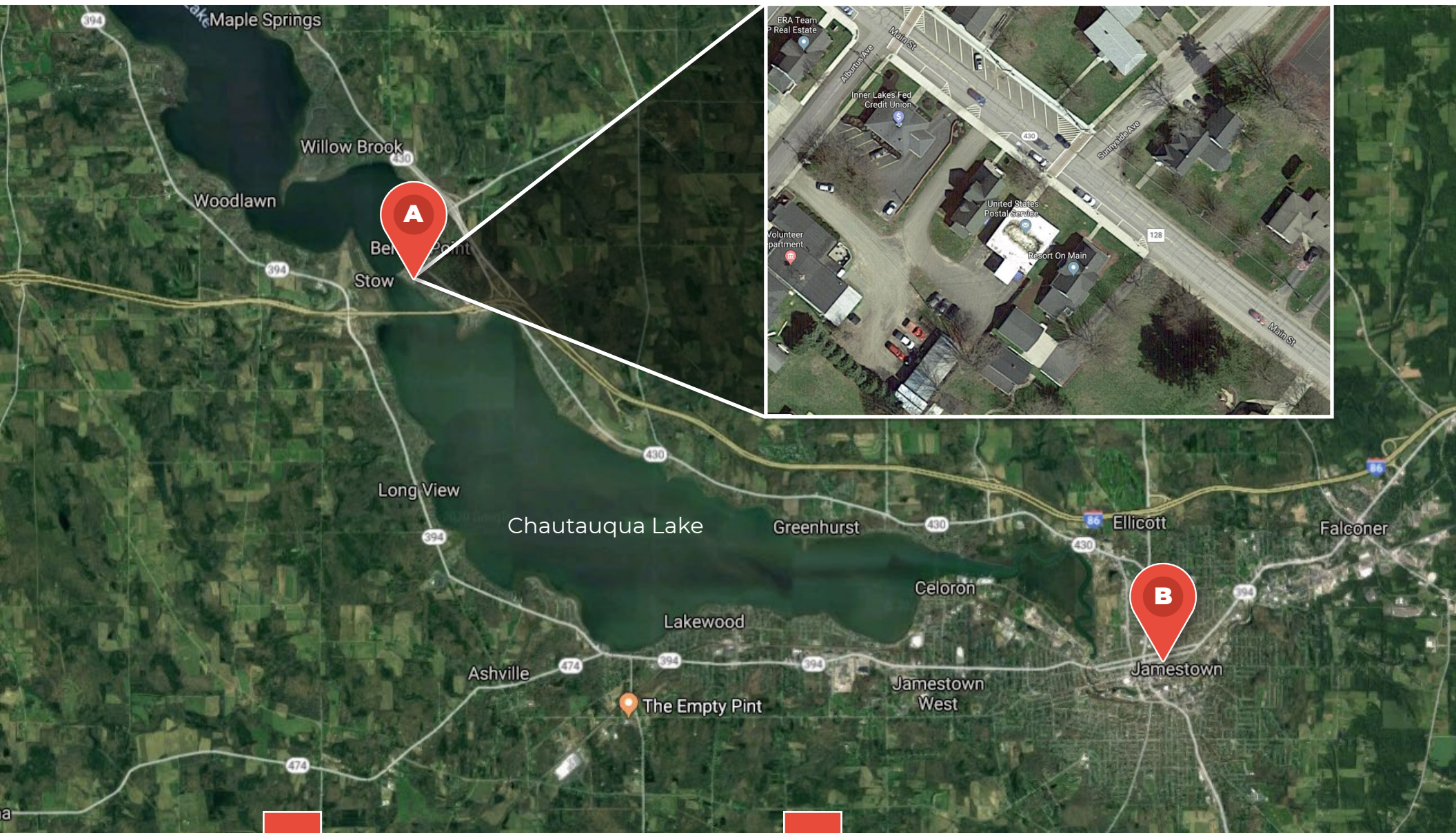
ASKING PRICE \$400,000	CAP RATE 7.5%	BUILDING AREA +/- 1,957 sq. ft.
LOT SIZE +/- 11,550 sq. ft.	YEAR BUILT +/- 1961	BASE RENT \$32,625

TAXES Reimbursed
 ESTIMATED INSURANCE EXPENSE \$990.00
 EST. MAINTENANCE & RESERVES \$1,725.00
 ESTIMATED NET OPERATING INCOME \$30,000.00

LEASE ABSTRACT

TENANT	United States Postal Service
ADDRESS	29 Main Street Bemus Point, NY 14712
BASE RENT	\$32,625
BASE RENT PSF	\$16.67 PSF
LEASE RIDERS	<ul style="list-style-type: none"> • Maintenance Rider: Landlord responsibility • Tax Rider: Reimbursement of paid taxes • Purchase Option Rider: Right of first refusal (30 days) • Utility, Services & Equipment Rider
LEASE TERM	1/1/20 through 12/31/24





29 Main Street , Bemus Point, NY



Jamestown - 10.3 Miles from Post Office

OFFERING **MEMORANDUM**



UNITED STATES POST OFFICE

29 Main Street | Bemus Point, NY 14712



GREGORY BARKSTROM

Licensed Real Estate Broker



gsbark@frontiernet.net
585 622-2402

Greg Barkstrom, licensed real estate broker, presents 29 Main Street, Bemus Point, NY 14712 ("Property") for your acquisition. Gregory Barkstrom, licensed real estate broker and owner provides the material presented herein without representation or warranty. A substantial portion of information was obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of Gregory Barkstrom, licensed real estate broker or owner. No representation is made as to the value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition.