



POST OFFICE PORTFOLIO

Harrisonburg & Bentley, LA
Main Post Office

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TABLE OF CONTENTS

4

PROPERTY INFORMATION

Property Summary	5
Bentley Property Details	6
Harrisonburg Property Details	7

8

LOCATION INFORMATION

Harrisonburg Area Map	9
Harrisonburg Aerial Maps	10
Bentley Area Map	11
Bentley Aerial Map	12

13

FINANCIAL ANALYSIS

Portfolio Investment Overview	14
Harrisonburg Income & Expenses	15
Investment Analysis	16

17

DEMOGRAPHICS

Bentley Demographics	18
Harrisonburg Demographics	19

20

ADVISOR BIOS

Advisor Bio 1	21
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SECTION 1

PROPERTY INFORMATION





Harrisonburg, LA Main Post Office 103 Pine St Harrisonburg, LA



Bentley, LA Main Post Office 19497 Highway 167 Bentley, LA

OFFERING SUMMARY

SALE PRICE:	\$1,030,000
CAP RATE	7.25%
NOI:	\$74,702
BENTLEY	
LOT SIZE:	104,038 SF
BLDG SIZE:	2,955 SF
HARRISONBURG	
LOT SIZE:	54,607 SF
BLDG SIZE:	2,955 SF

PROPERTY OVERVIEW

A two property twin Post Office Portfolio. Both properties are the same size and bring in the same annual rent. The Post Offices are 53 miles apart and within an hour drive. Both are relatively new, built in 2001 and are in their initial 20-year lease period, with a 10% rental increase slated for August, 2021. Rare opportunity to acquire two U.S Government guaranteed Post Offices, located in Central Louisiana.

PROPERTY HIGHLIGHTS

- USPS Leased Facilities - High Return
- One Story brick/block buildings
- Good Stable Communities, great Demographics for long term duration for a post office
- Solid Long Term Investment
- Based on Financing available the deal provides an 10.99% cash on cash and a very handsome 20.67% IRR.



LOCATION INFORMATION

BUILDING NAME	Portfolio - Harrisonburg & Bentley, LA Main Post Office
STREET ADDRESS	19497 Highway 167
CITY, STATE, ZIP	Bentley, LA 71407
COUNTY	Grant
SIGNAL INTERSECTION	No

BUILDING INFORMATION

NOI	\$37,351.00
CAP RATE	7.25%
BUILDING CLASS	B
FREE STANDING	Yes





LOCATION INFORMATION

BUILDING NAME	Portfolio - Harrisonburg & Bentley, LA Main Post Office
STREET ADDRESS	103 Pine St
CITY, STATE, ZIP	Harrisonburg, LA 71340
COUNTY	Catahoula
SIGNAL INTERSECTION	No

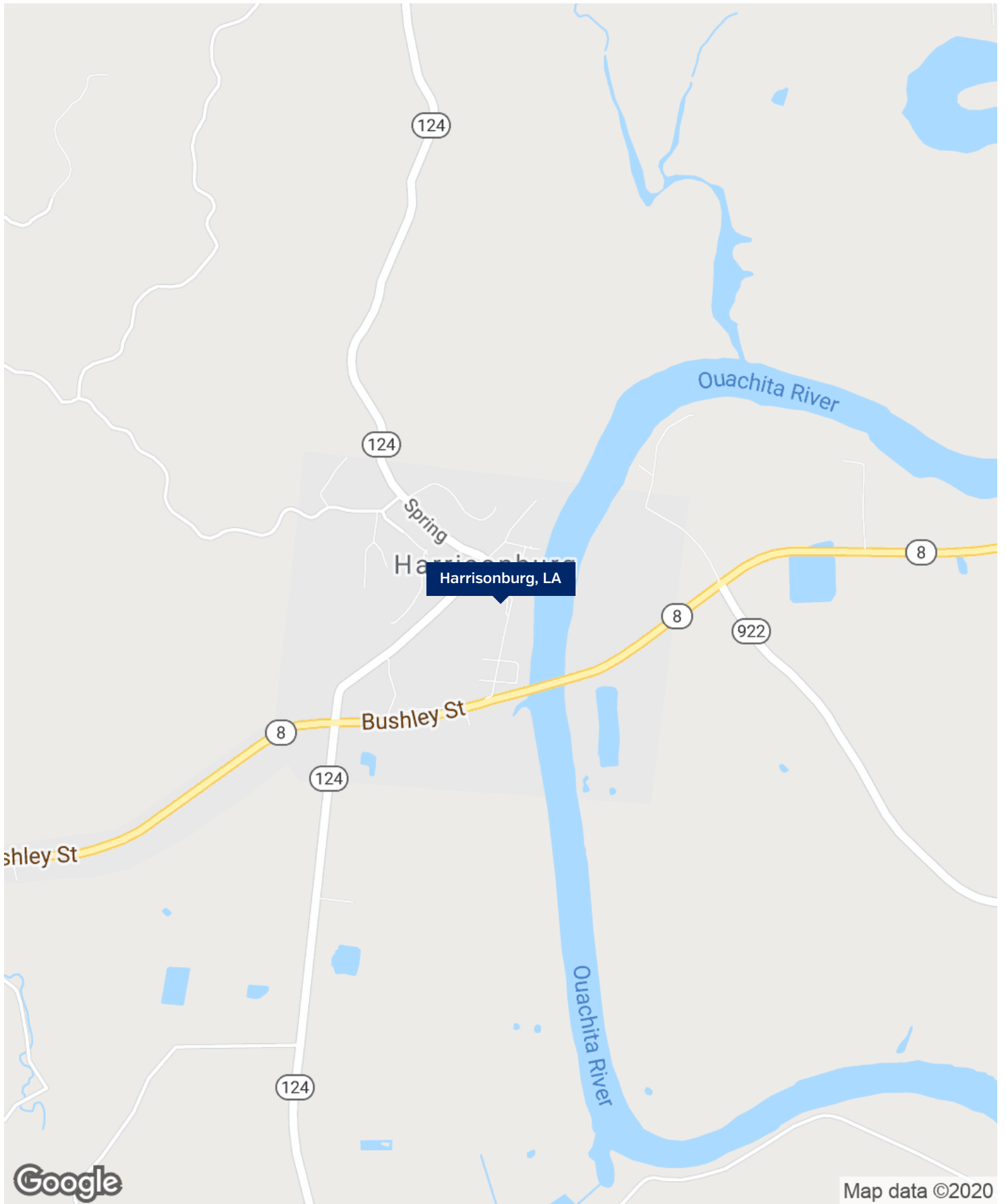
BUILDING INFORMATION

NOI	\$74,702.00
CAP RATE	7.25%
BUILDING CLASS	B
FREE STANDING	Yes

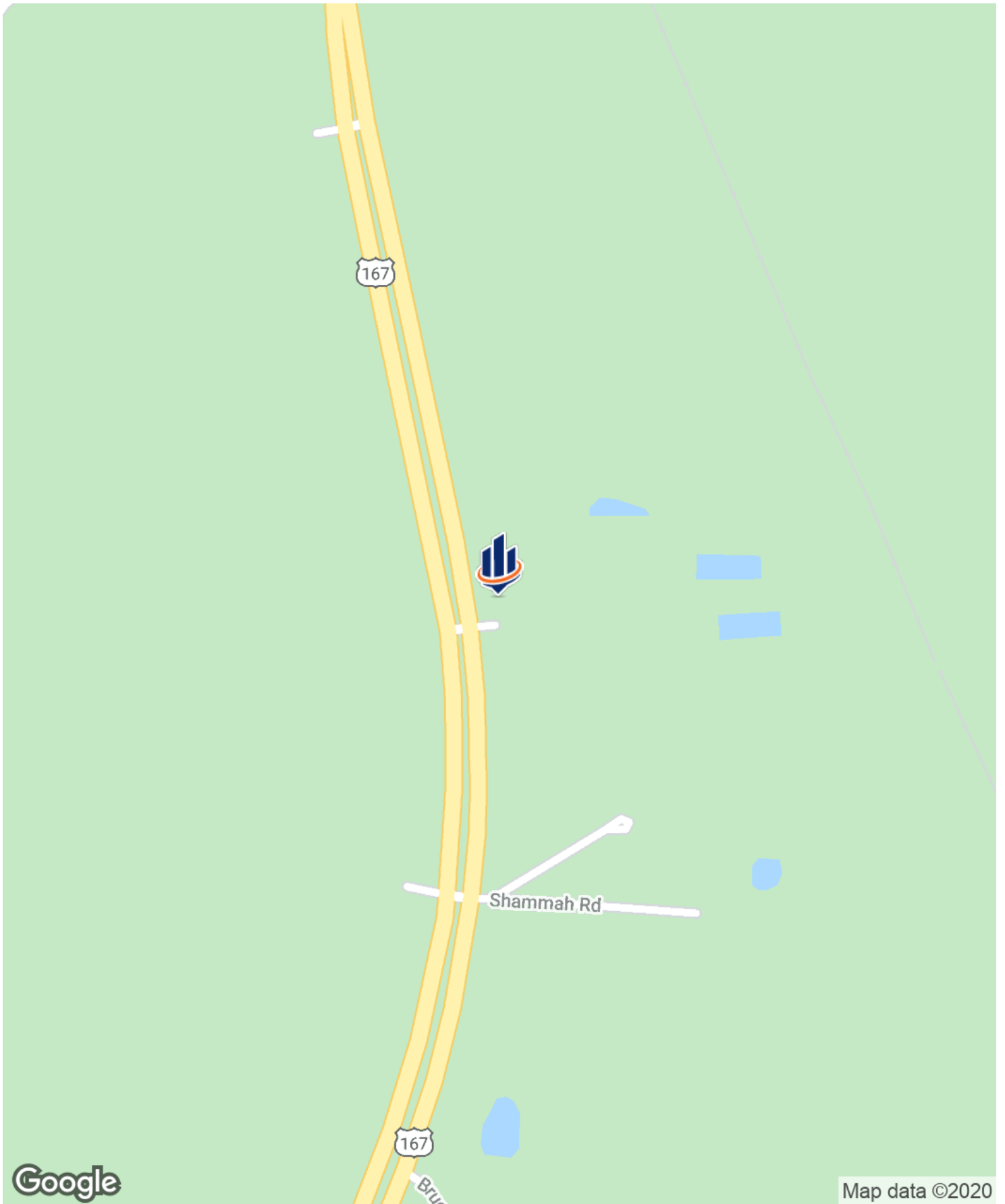
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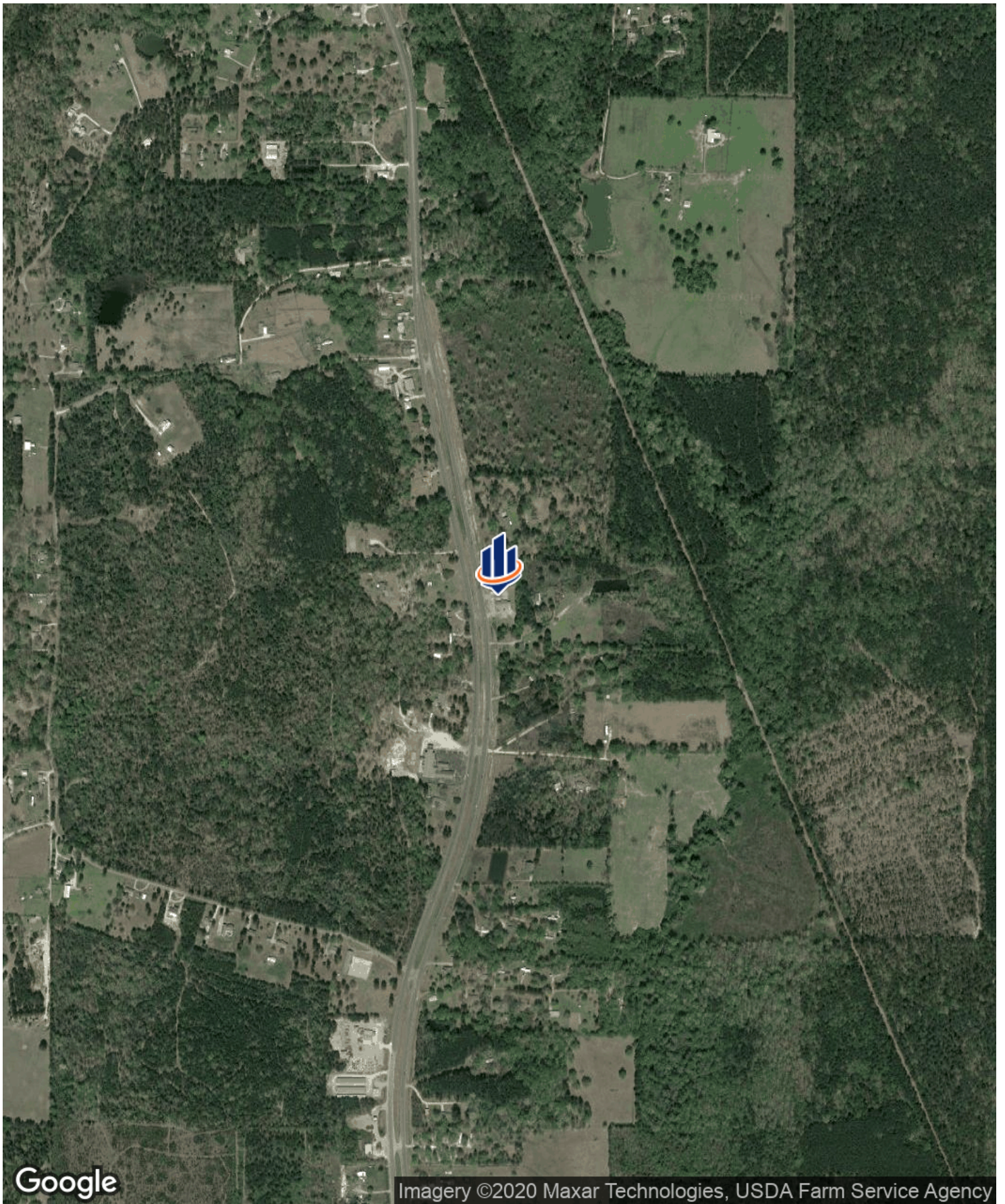
LOCATION INFORMATION











SECTION 3

FINANCIAL ANALYSIS



PORTFOLIO INVESTMENT OVERVIEW

PRICE	\$1,030,000
PRICE PER SF	\$174.28
CAP RATE	7.25%
CASH-ON-CASH RETURN (YR 1)	10.99%
IRR	20.67%
DEBT COVERAGE RATIO	1.49

OPERATING DATA

GROSS SCHEDULED INCOME	\$82,680
OTHER INCOME	-
TOTAL SCHEDULED INCOME	\$82,680
VACANCY COST	\$0
GROSS INCOME	\$82,680
OPERATING EXPENSES	\$7,978
NET OPERATING INCOME	\$74,702
PRE-TAX CASH FLOW	\$28,294.20

FINANCING DATA

DOWN PAYMENT	\$257,500
LOAN AMOUNT	\$824,000
DEBT SERVICE	\$46,497.80
DEBT SERVICE MONTHLY	\$3,867.32
PRINCIPAL REDUCTION (YR 1)	\$19,684

LA Portfolio

INCOME SUMMARY

GROSS INCOME	\$82,680
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EXPENSE SUMMARY

REPAIRS AND RESERVES	\$5,910
INSURANCE	\$2,068
GROSS EXPENSES	\$7,978

NET OPERATING INCOME	\$74,702
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LA Portfolio

Investment Analysis



SALES PROCEEDS

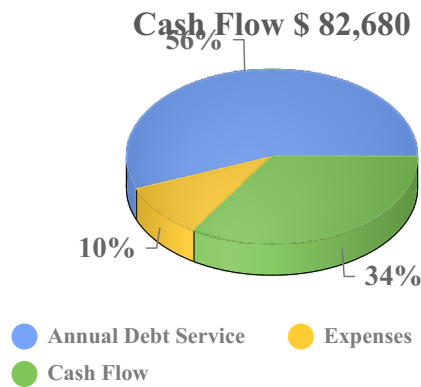
Projected Sales Price (EOY 5)	\$1,149,000.00
Cost of Sale	(\$57,450.00)
Mortgage Balance(s)	(\$666,825.12)
Sales Proceeds Before Tax	\$424,724.88

INVESTMENT PERFORMANCE

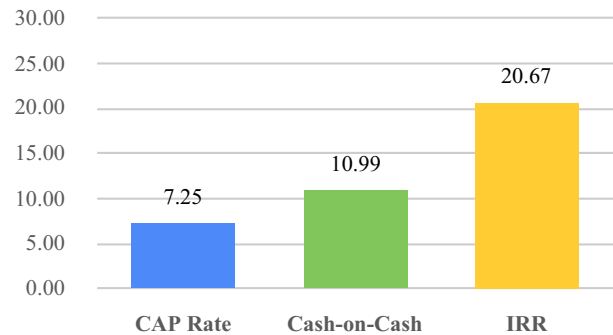
Internal Rate of Return (IRR)	20.67%
Acquisition CAP Rate	7.25%
Year 1 Cash-on-Cash	10.99%
Gross Rent Multiplier	12.46
Loan To Value	75.00%
Debt Service Coverage Ratio	1.61

CASH FLOW

End of Year	1	2	3	4	5
GROSS OPERATING INCOME	\$82,680.00	\$84,333.60	\$86,020.27	\$87,740.68	\$89,495.49
- Operating Expenses	(\$7,978.00)	(\$7,978.00)	(\$7,978.00)	(\$7,978.00)	(\$7,978.00)
NET OPERATING INCOME	\$74,702.00	\$76,355.60	\$78,042.27	\$79,762.68	\$81,517.49
Net Operating Income	\$74,702.00	\$76,355.60	\$78,042.27	\$79,762.68	\$81,517.49
- Annual Debt Service	(\$46,407.80)	(\$46,407.80)	(\$46,407.80)	(\$46,407.80)	(\$46,407.80)
CASH FLOW BEFORE TAXES	\$28,294.20	\$29,947.80	\$31,634.47	\$33,354.87	\$35,109.69
Value using Acquisition Cap Rate	\$1,052,800.03	\$1,076,056.06	\$1,099,777.22	\$1,123,972.79	\$1,148,652.28
Loan Balance	(\$752,815.92)	(\$732,431.74)	(\$711,322.56)	(\$689,462.58)	(\$666,825.12)
Loan to Value	71.48%	68.04%	64.66%	61.32%	58.03%
Debt Service Coverage Ratio	1.61	1.65	1.68	1.72	1.76
CAP Rate	7.25%	7.41%	7.58%	7.74%	7.91%
Before Tax Cash on Cash	10.99%	11.63%	12.29%	12.95%	13.63%



Investment Performance (%)



ASSUMPTION / INPUTS

Purchase Price	\$1,030,000.00
Year 1 Gross Income	\$82,680.00
Year 1 Net Operating Income (NOI)	\$74,702.00
CAP Rate at Sale	7.25%
Holding Period	5 Years
Annual Income Increase	2%

Loan Amount	\$772,500.00
Loan Interest Rate	3.50% US
Loan Amortization (Years)	25
Loan Payments / Year	12
Cost of Sale upon Disposition	5%
Annual Expense Increase	0%



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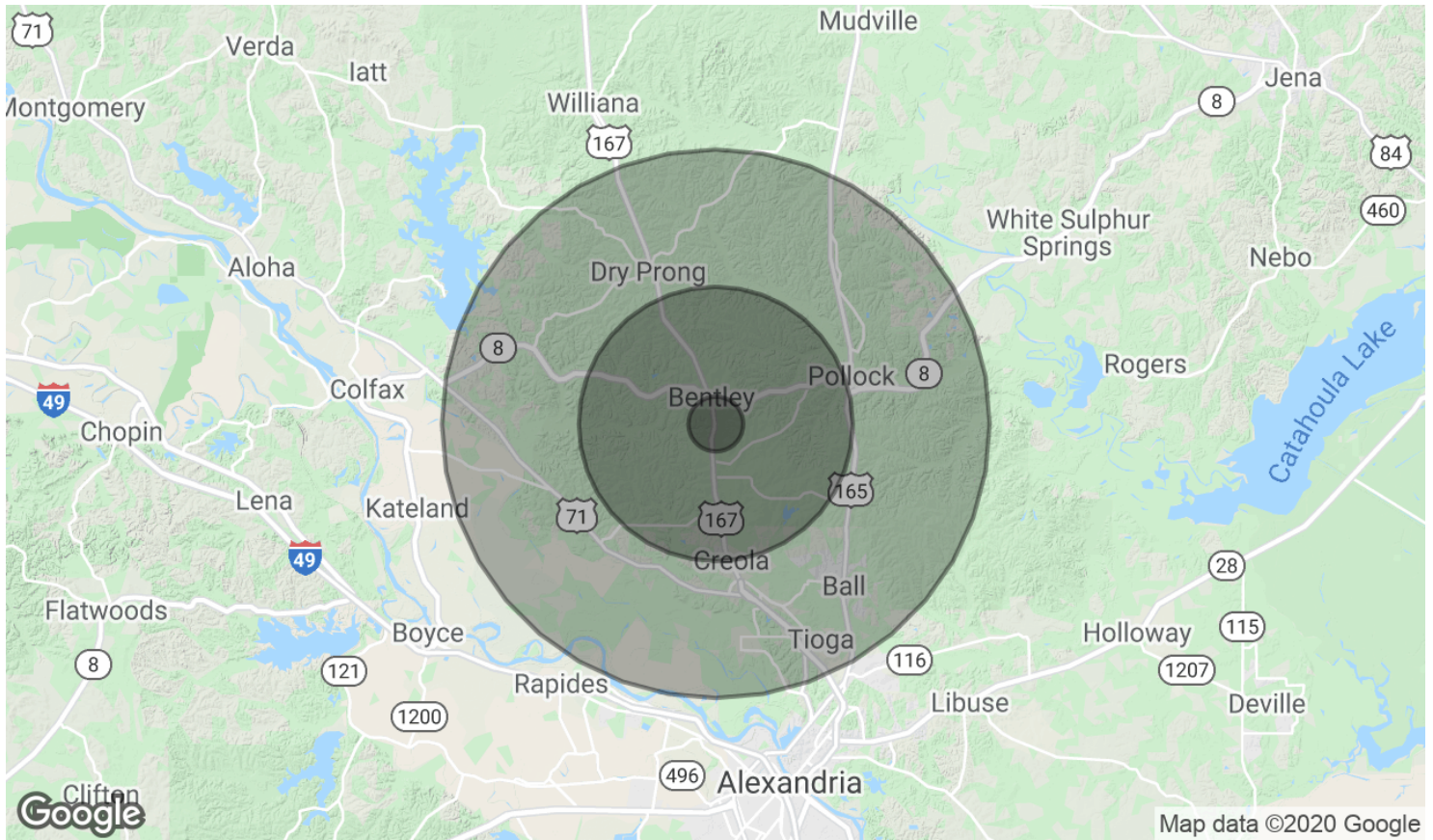
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SECTION 4

DEMOGRAPHICS





POPULATION

1 MILE

5 MILES

10 MILES

TOTAL POPULATION	106	5,559	25,506
AVERAGE AGE	40.6	35.9	36.6
AVERAGE AGE (MALE)	41.0	36.0	36.0
AVERAGE AGE (FEMALE)	40.4	36.5	37.9

HOUSEHOLDS & INCOME

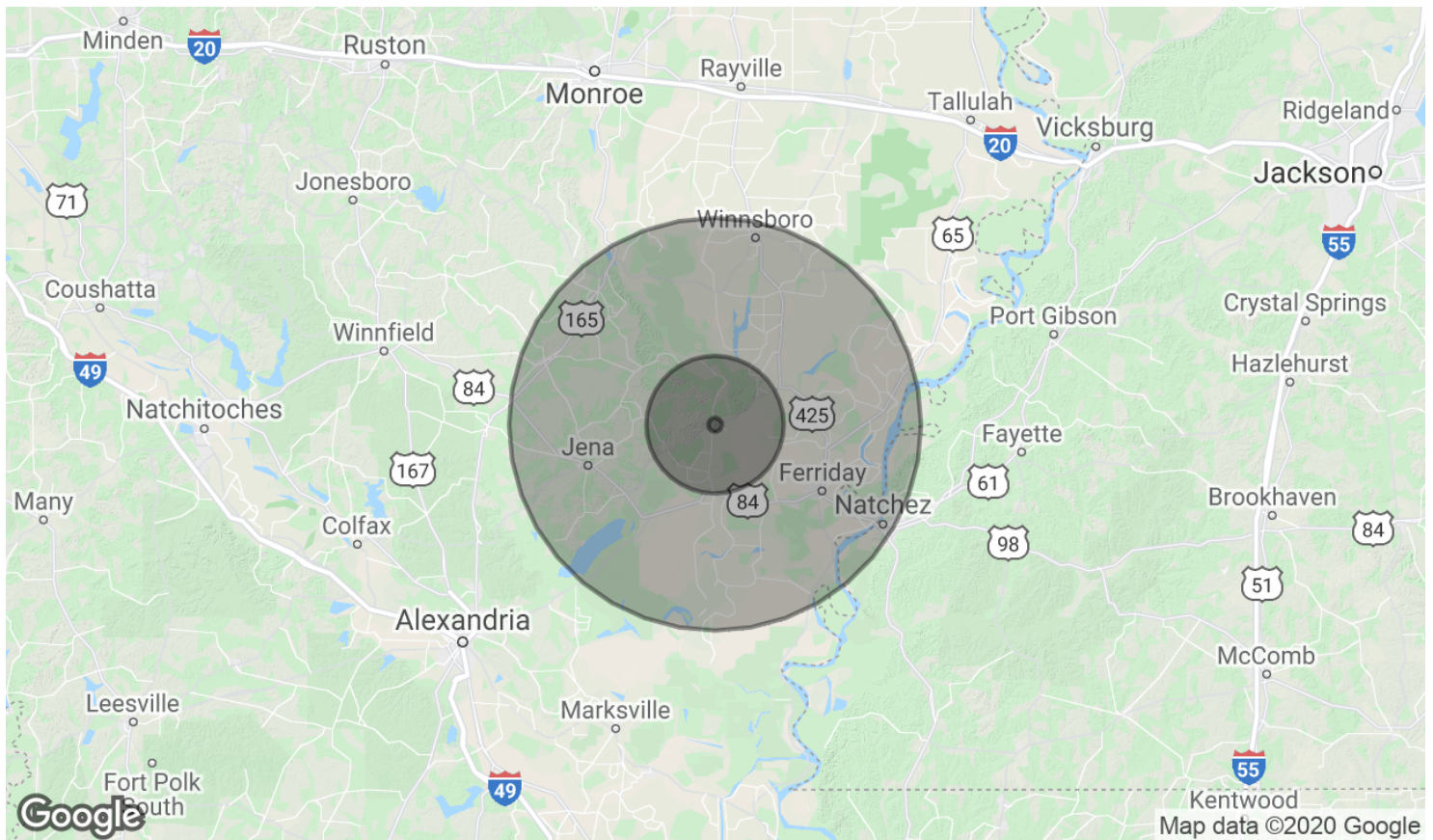
1 MILE

5 MILES

10 MILES

TOTAL HOUSEHOLDS	38	1,665	8,494
# OF PERSONS PER HH	2.8	3.3	3.0
AVERAGE HH INCOME	\$52,443	\$56,555	\$55,030
AVERAGE HOUSE VALUE	\$111,796	\$122,929	\$122,852

* Demographic data derived from 2010 US Census



POPULATION

	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	31	3,960	71,930
AVERAGE AGE	39.7	38.8	38.1
AVERAGE AGE (MALE)	36.5	35.9	35.0
AVERAGE AGE (FEMALE)	46.8	43.8	40.2

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	10	1,400	26,430
# OF PERSONS PER HH	3.1	2.8	2.7
AVERAGE HH INCOME	\$51,730	\$46,210	\$45,156
AVERAGE HOUSE VALUE		\$116,537	\$95,424

* Demographic data derived from 2010 US Census

SECTION 5

ADVISOR BIOS





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Managing Director

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PROFESSIONAL BACKGROUND

Kevin King serves as a Managing Director and Senior Advisor for SVN/King Properties specializing in the sale of multifamily properties on California's Central Coast areas, and U.S. Post Office leased buildings nationwide. With more than 30 years of real estate experience, King has secured more than 800 transactions resulting in a career sales volume well in excess of \$1 Billion. Since affiliating with SVN in 2003 King has consistently finished yearly as one of the Top 20 Advisors out of approximately 1,600 highly experienced commercial brokers nationwide.

Prior to joining SVN, King served as president of his own commercial real estate company. King focuses primarily on mid to large size multifamily properties, and buildings leased by the US Postal Service. He is one of the leading brokers in the country for the post office asset type, having sold over 600 post offices and other USPS leased facilities. In the multi-family arena has been involved with a majority of the multifamily transactions in the mid to large size range in the San Luis Obispo County area.

King is an active member of the commercial real estate community as a member of the Association of United States Postal Lessors, National Multi-Family Housing Council, International Council of Shopping Centers, National Association of Realtors, California Association of Realtors, San Luis Obispo Association of Realtors, the Central Coast Regional Multiple Listing Service and subscribes to all the primary Commercial Real Estate Nationwide Listing Services.

He received a Bachelor of Science Degree in Business Communications from Eastern Washington University, Cheney, WA.

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