

OFFERING MEMORANDUM

5530 DUNSMUIR AVE

Dunsmuir, CA 96025

PRESENTED BY:

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SECTION 1

PROPERTY INFORMATION





OFFERING SUMMARY

SALE PRICE:	\$850,000
BUILDING SIZE:	4,851 SF
LOT SIZE:	11,411 SF
PRICE / SF:	\$175.22
CAP RATE:	6.6%
NOI:	\$56,291
YEAR BUILT:	1958

PROPERTY HIGHLIGHTS

- USPS Leased Facility - High Return
- Full Time Post Office, 4 City Routes and over 200 Rental Boxes
- One Story brick/block building
- Good stable city in Siskiyou County, population, and location, great demographics for very long term duration for USPS
- If financed, financing available provides a 7.91% cash on cash and a handsome IRR of 18.29%



5530 Dunsmuir Ave Dunsmuir, CA 96025

PROPERTY DESCRIPTION

The property is a 4,851 square foot, one story, single tenant U.S. Postal Facility that provides a solid long term investment with a stable high credit tenant. Great Investment and superb demographics for the tenant type, leased by the USPS. Taxes, utilities, and interior maintenance are the USPS's responsibility. The property is leased irrevocably through March 31, 2023 at \$58,212 with a 10% increase to \$61,123 kick in on 4/1/23 to 3//31/28. Based on the location and the level of the Post Office renewals and rent increases are almost certain to come for many decades to come

LOCATION DESCRIPTION

Dunsmuir is a city in Siskiyou County, northern California. It is on the upper Sacramento River in the Trinity Mountains. The official city slogan is "Home of the best water on Earth". Dunsmuir is currently a hub for tourism in Northern California, with Interstate 5 passing through it. Visitors enjoy fishing, skiing, climbing, or sight-seeing. During the steam locomotive railroad era, it was notable for being the site of an important Central Pacific (and later Southern Pacific) railroad yard, where extra steam locomotives were added to assist trains on the grade to the north. Locals and tourists alike state it has the best fly fishing in the World. The town is also a destination for historical and cultural tourists, as the town has preserved an authentic 1920s and 1930s look and feel.

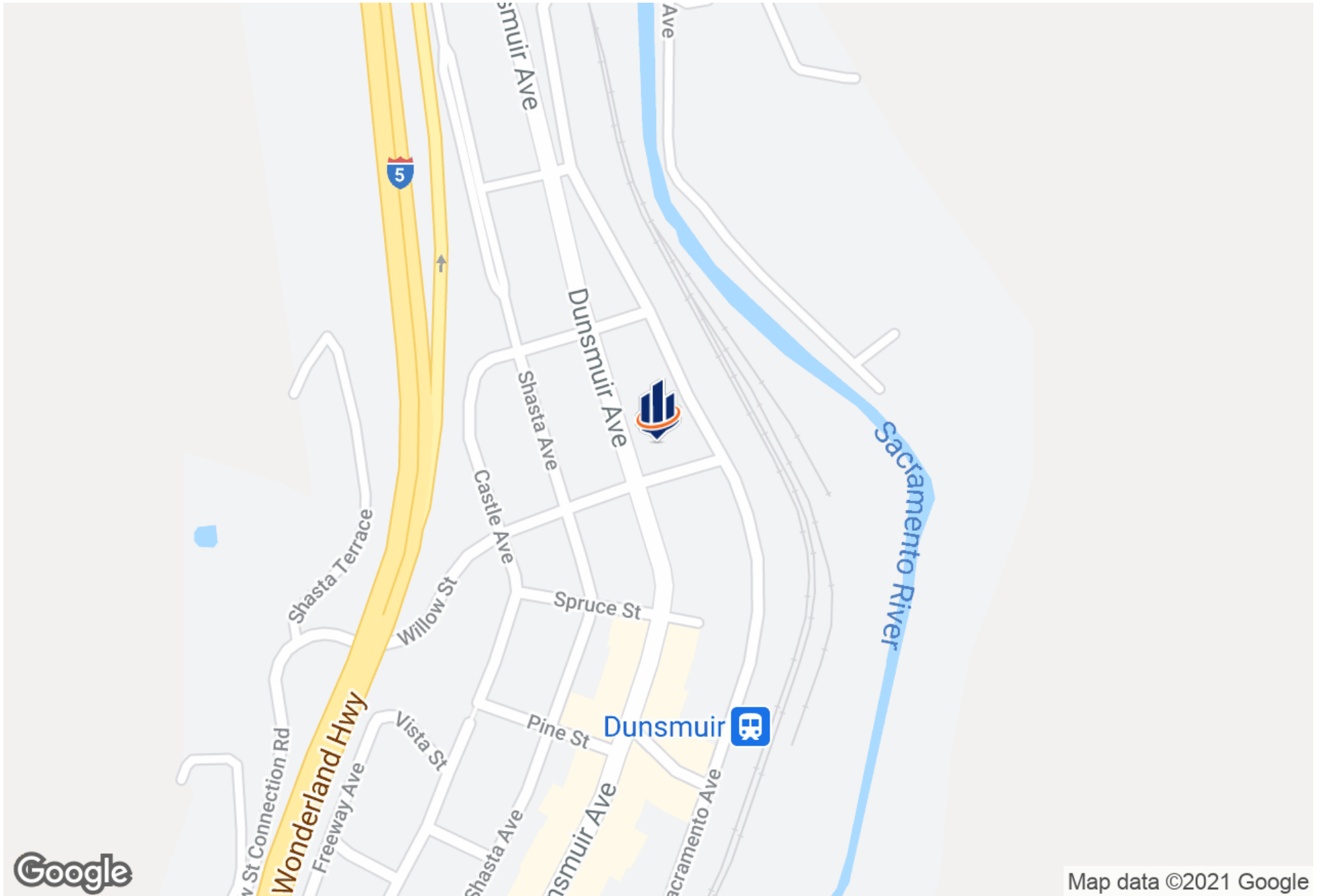


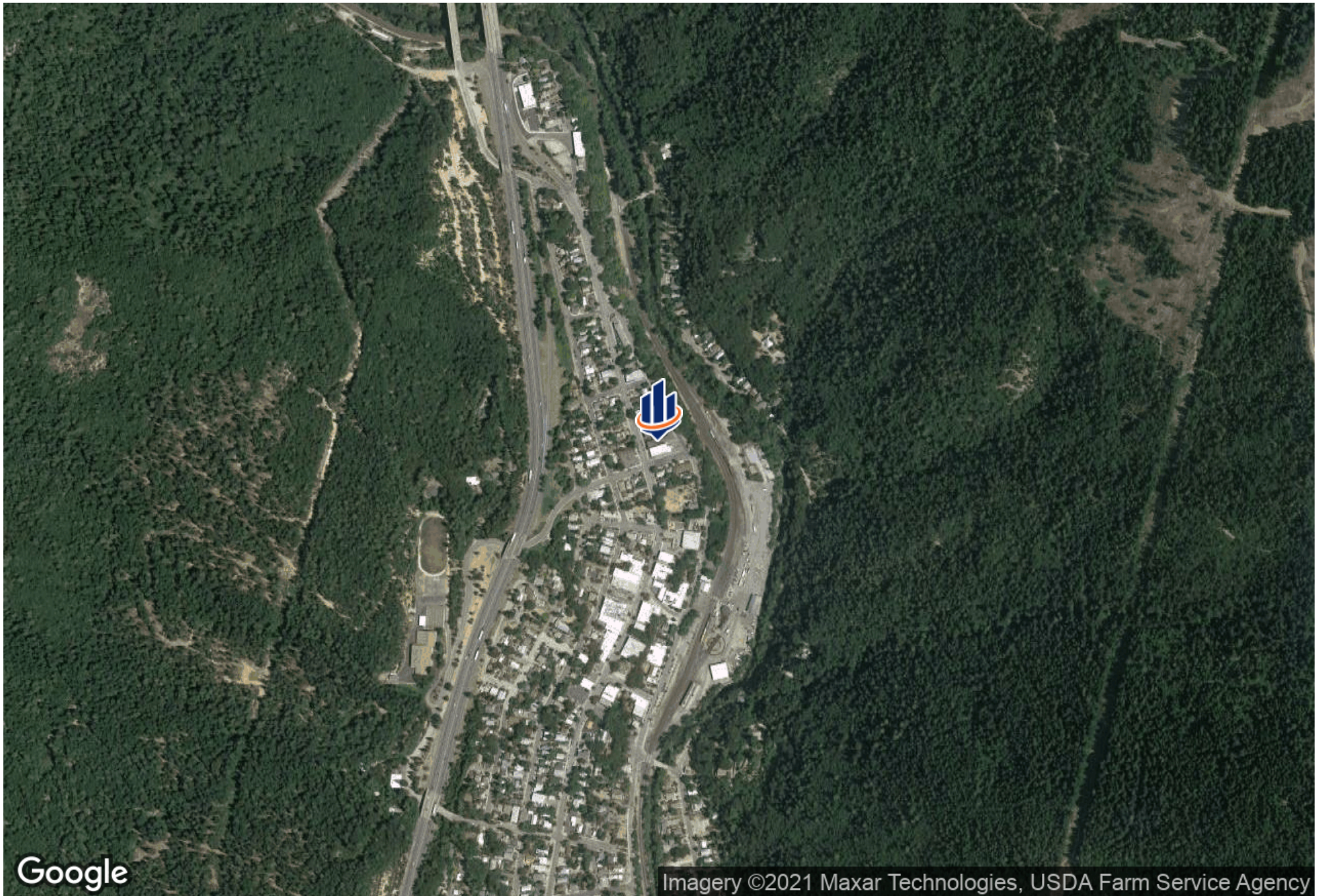
SECTION 2

LOCATION INFORMATION









SECTION 3

FINANCIAL ANALYSIS



INVESTMENT OVERVIEW

PRICE	\$850,000
PRICE PER SF	\$175.22
CAP RATE	6.6%
CASH-ON-CASH RETURN (YR 1)	7.91%
TOTAL RETURN (YR 1)	\$35,116
DEBT COVERAGE RATIO	1.56

OPERATING DATA

GROSS SCHEDULED INCOME	\$60,291
TOTAL SCHEDULED INCOME	\$60,291
VACANCY COST	\$0
GROSS INCOME	\$60,291
OPERATING EXPENSES	\$4,000
NET OPERATING INCOME	\$56,291
PRE-TAX CASH FLOW	\$20,162

FINANCING DATA

DOWN PAYMENT	\$255,000
LOAN AMOUNT	\$595,000
DEBT SERVICE	\$36,128
DEBT SERVICE MONTHLY	\$3,010
PRINCIPAL REDUCTION (YR 1)	\$14,953

INCOME SUMMARY

TOTAL INCOME	\$60,291
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EXPENSE SUMMARY

MAINTENANCE AND RESERVES	\$2,302
INSURANCE	\$1,698
GROSS EXPENSES	\$4,001
NET OPERATING INCOME	\$56,291

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE START	ANNUAL RENT		% OF GLA
U.S. POSTAL SERVICE	1	4,851	4/1/2018	3/31/28	Current	\$60,291	Blended	100.0
TOTALS/AVERAGES		4,851				\$60,291		100.0