



UNITED STATES
POSTAL SERVICE



OFFERING MEMORANDUM

250 MAIN ST | BEN LOMOND, CA 95005

Representative Photo

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TENANT PROFILE

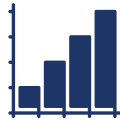
9

AREA OVERVIEW

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



\$935,000
OFFERING PRICE



6.15%
CAP RATE



\$57,496.44
NOI



±4,138 SF
GLA

INVESTMENT HIGHLIGHTS

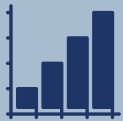
- Single-tenant property leased to the United States Postal Service
- Investment grade rated tenant (S&P: AA+)
- Strategically Positioned: Main and only Post Office located in Ben Lomond
- Mission Critical Facility: Open Monday through Friday from 9:30 am to 4:30 pm offering delivery and retail services.
- Average Household Income: Approximately \$135,616 in a 5-mile radius
- USPS retains the largest physical and logistical infrastructure of any non-military government institution, providing an indispensable foundation supporting an ever changing and evolving nationwide communication network
- Postal Service Reform Act: Is projected to save the United States Postal Service upwards of 50 billion over the next decade



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OFFERING PRICE



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CAP RATE



\$57,496.44
NOI

TENANT SUMMARY

TENANT	United States Postal Service
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	United States Postal Service
LEASE TYPE	Gross
ROOF AND STRUCTURE	Landlord
LEASE EXPIRATION DATE	6/30/2027
TERM REMAINING ON LEASE	±4.87 Years
OPTIONS	None
TERMINATION	Yes
PURCHASE OPTION	None

ANNUALIZED OPERATING DATA

	ANNUAL RENT	ANNUAL RENT	PRICE PER SF
Income			
Gross Rent	\$6,183.33	\$74,200.00	\$17.93
Effective Gross Income	\$6,183.33	\$74,200.00	\$17.93
Expenses			
Insurance	\$127.59	\$1,531.06	\$0.37
Maintenance Reserve	\$431.04	\$5,172.50	\$1.25
Tax Reassessment Estimate	\$833.33	\$10,000.00	\$2.42
NOI	\$4,791.37	\$57,496.44	\$13.89

FINANCING INQUIRIES

For financing reach out to:

PATRICK FLANAGAN
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SUBJECT PROPERTY



HIGHLANDS COUNTY PARK

GRANITEROCK: QUAIL HOLLOW QUARRY



SCOTTS VALLEY HIGH SCHOOL
818 STUDENTS

9

± 23,000 VPD

OLYMPIA
± 4 MILES AWAY

17

SANTA CRUZ HWY
± 60,000 VPD

SAN LORENZO VALLEY HIGH SCHOOL
751 STUDENTS



MT HERMON RD
± 34,000 VPD



FELTON
± 4 MILES AWAY



SCOTTS VALLEY
± 7 MILES AWAY

SAN LORENZO LUMBER AND HOME CENTERS





TENANT PROFILE

COMPANY NAME

United States Postal Office

EMPLOYEES

± 633,108

WEBSITE

WWW.USPS.COM

INDUSTRY

Mailing Service

HEADQUARTERS

Washington, D.C

UNITED STATES POSTAL SERVICE

The United States Postal Service (USPS; also known as the Post Office, U.S. Mail, or Postal Service) is an independent agency of the executive branch of the United States federal government responsible for providing postal service in the United States, including its insular areas and associated states. It is one of the few government agencies explicitly authorized by the United States Constitution.

The United States Postal Service employs 633,188 workers, making it the third-largest civilian employer in the United States behind the federal government and Walmart. The USPS operates 30,825 post offices and locations in the U.S., and delivers 149.5 billion pieces of mail annually. The USPS operates one of the largest civilian vehicle fleets in the world, with an estimated 227,896 vehicles. It is by geography and volume the globe's largest postal system, delivering 47% of the world's mail.



30,000+

Locations



1971

Year Founded



633,100+

Employees

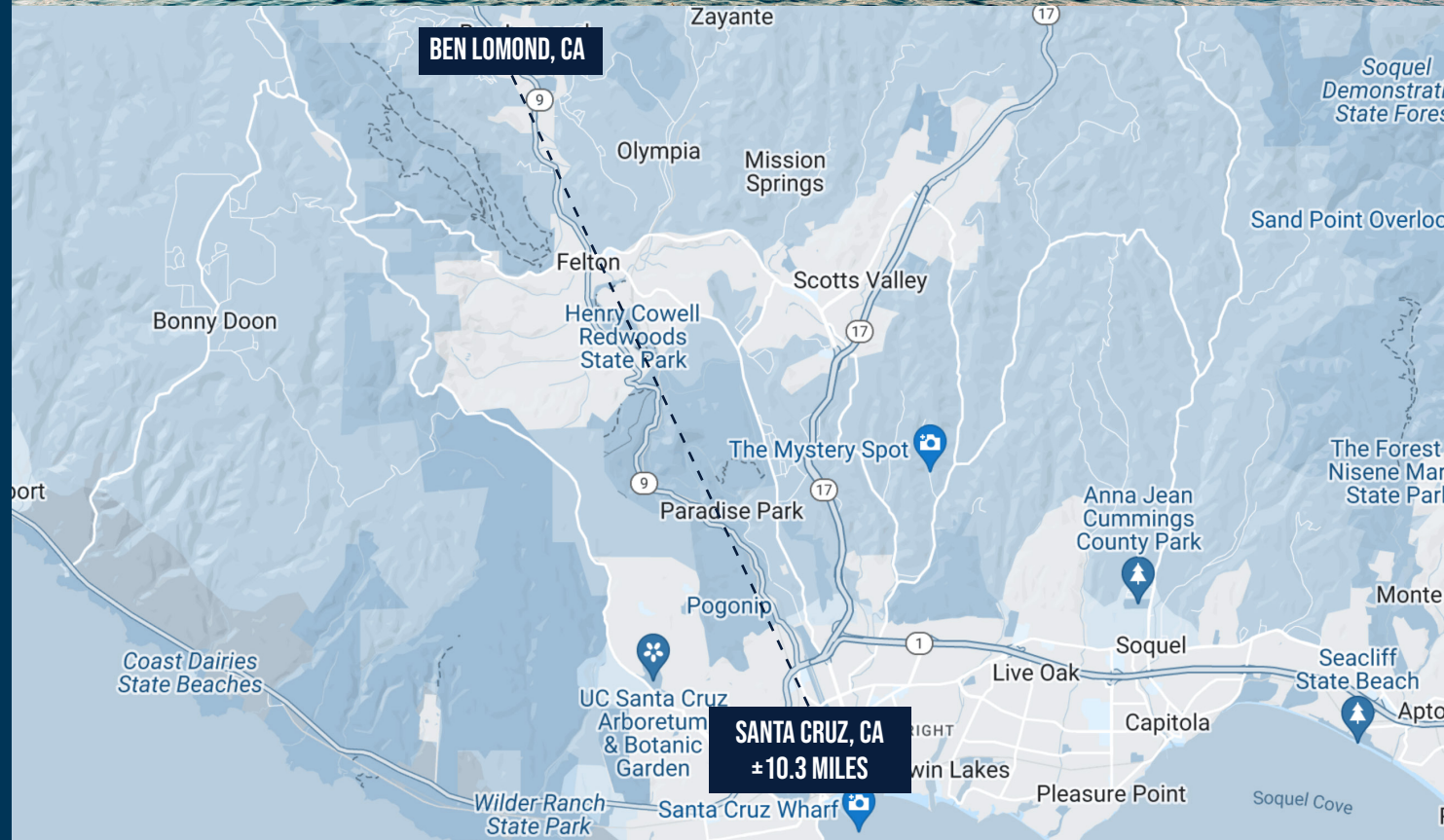
BEN LOMOND, CA

Ben Lomond is a town with a population of 7,378. Ben Lomond is in Santa Cruz County. Living in Ben Lomond offers residents a rural feel and most residents own their homes. In Ben Lomond there are a lot of restaurants, coffee shops, and parks. Many young professionals live in Ben Lomond and residents tend to have moderate political views. The public schools in Ben Lomond are highly rated.

SANTA CRUZ, CA

On the coast of California, shoring up the Pacific Ocean, is the beautiful seaside landscape of Santa Cruz, California. Home to the distinguished University of California, Santa Cruz, this city is a rare mix of sun-kissed oasis and cultural hotbed. Located at the base of the San Francisco Peninsula, Santa Cruz is a rare treat and a wonderful getaway from the noise and congestion of its tech-centric counterpart cities to the north. This area is an epicenter for university students, surf lovers, and family fun. The residential architecture is a picturesque blend of vintage and new-age homes, with an eclectic feel and a hip vibe all its own.

Santa Cruz is known for its fantastic wine resorts and scenic boardwalks, the high cliffs with breathtaking vista views and the beach life, which attracts everyone from surfers to touring families. Appreciate the lighthouse views or check out the boardwalk vendors and fairs. Santa Cruz, California, has the cool, diverse, and laid-back vibe that you've been looking for, so hang your beach sandals here and come home happy.



ECONOMY

The prinicpal industries of Santa Cruz are agriculture, tourism, and education. It is the center of the orгнаic agriculture movement. It houses many speciality products such as the headquarters for California Certified organic farmers.

Downtown has a variety of storefronts and business that offer a place for street performers, muscians, and artists. Often times this creates a presence of background music and miscellaneous street side entertainment.

RECREATION

Santa Cruz is largely known for their beaches, surf culture, and historic landmarks. The beaches more often bring tourist to the area. Santa Cruz highlights a natural environment, stunning coastline, and numerous redwood forest.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	3,260	13,239	32,964
2022 Estimate	3,305	13,383	33,012
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2027 Projection	1,384	5,611	14,011
2022 Estimate	1,346	5,439	13,457
INCOME	1-MILE	3-MILE	5-MILE
Average HH Income	\$131,140	\$133,351	\$143,417



CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum contains select information pertaining to the business and affairs of **United States Postal Service** located at **250 Main St, Ben Lomond, CA 95005** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner Seller and in part upon financial information obtained from sources the Owner it deems reliable. Owner, nor their officers, employees, or real estate agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its contents, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein, and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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