

REPRESENTATIVE PHOTO



UNITED STATES
POSTAL SERVICE

1815 W JACKSON LN | LAKESIDE, AZ 85929

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



1815 W JACKSON LN | LAKESIDE, AZ 85929

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SIMON ASSAF

Matthews Real Estate Investment Services, Inc

License No. CO701910000 (AZ)

PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS

- **Essential Infrastructure:** The USPS serves as a critical component of the nation's infrastructure, providing reliable mail and package delivery services to every corner of the United States. Its extensive network, spanning urban and rural areas, makes it an indispensable part of the country's logistics chain.
- **Strong Market Position:** With its unparalleled reach, the USPS maintains a dominant market position in mail and package delivery. It has a well-established brand and customer base, making it a preferred choice for businesses and consumers.
- **E-Commerce Boom:** The exponential growth of e-commerce has translated into increased demand for package delivery services. The United States Postal Service, with its expansive last-mile delivery capabilities, stands to benefit significantly from this trend, as more consumers turn to online shopping.
- **Diverse Revenue Streams:** The USPS derives revenue from various sources, including first-class mail, marketing mail, packages, and more. This diversity helps buffer against potential fluctuations in specific segments and provides a stable revenue foundation.
- **Financial Resilience:** USPS has historically displayed financial resilience. Its ability to adapt to changing market dynamics and implement cost-saving measures demonstrates its commitment to long-term durability.
- **Government Support and Oversight:** As a government agency, the United States Postal Service benefits from a level of support and oversight that ensures its stability and continuity. This protection can provide a degree of insulation from market volatility.
- **Investment Grade Tenant:** USPS is rated S&P: AA+.

FINANCIAL OVERVIEW



\$783,000

LIST PRICE



\$50,972

NOI



6.50%

CAP RATE



±4,400 SF

GLA



±0.64 AC

LOT SIZE



1975

YEAR BUILT

REPRESENTATIVE PHOTO



TENANT SUMMARY

Tenant Trade Name United States Postal Service

Type of Ownership Fee Simple

Lease Guarantor United States Postal Service

Lease Type Gross

Roof and Structure Landlord

Taxes Reimbursed

Lease Term ±1.5 Years

Lease Expiration Date 5/31/2025

Options Two, 5-Year Options

FINANCIAL OVERVIEW

| | TOTAL | \$/SF |
|-----------------------------|-----------------|----------------|
| INCOME | | |
| Rent | \$57,132 | \$12.98 |
| Effective Gross Income | \$57,132 | \$12.98 |
| EXPENSES | | |
| Insurance | \$1,760 | \$0.40 |
| Maintenance Reserve | \$4,400 | \$1.00 |
| Total Operating Expenses | \$6,160 | \$1.40 |
| NET OPERATING INCOME | \$50,972 | \$11.58 |

| ANNUAL RENT | |
|---------------------------------|----------|
| Option 1: 06/01/2025-05/31/2030 | \$62,850 |
| Option 2: 06/01/2030-05/31/2035 | \$69,140 |

TENANT PROFILE



The United States Postal Service (USPS) is a vital federal agency responsible for the delivery and management of mail and packages across the United States. Established in 1775, it has a rich history and has evolved to become an essential part of the nation's communication and commerce infrastructure. The USPS operates as an independent establishment of the executive branch of the U.S. government, overseen by a Board of Governors and the Postmaster General, who is appointed by the board.

The USPS plays a crucial role in connecting people and businesses by providing reliable and affordable mail services. It is the only organization with the statutory responsibility to deliver mail to every residential and business address in the country. The agency manages a vast network of post offices, processing facilities, and a fleet of vehicles, enabling it to handle millions of pieces of mail daily.

In addition to traditional mail services, the USPS has adapted to the digital age by offering online tools, tracking services, and a range of shipping options to meet the evolving needs of customers.

HEADQUARTERS

Washington, DC

WEBSITE

usps.com

OF LOCATIONS

31,132+

YEAR FOUNDED

1971



AREA OVERVIEW



LAKESIDE, AZ

Lakeside is a charming community nestled in the picturesque White Mountains of Arizona, offering residents and visitors a serene escape from the hustle and bustle of urban life. Located in Navajo County, this unincorporated community is part of the larger Show Low area, known for its stunning natural beauty and outdoor recreational opportunities. Lakeside is aptly named for the numerous lakes in the region, including Rainbow Lake and Show Low Lake, providing a scenic backdrop for various water activities, fishing, and peaceful lakeside strolls.

With its cool mountain climate, Lakeside has become a popular destination for those seeking a respite from the Arizona desert heat. The town is home to a mix of permanent residents and seasonal visitors, drawn by the area's abundant wildlife, pine-covered landscapes, and proximity to the Apache-Sitgreaves National Forest. Lakeside also boasts a range of amenities, including quaint shops, local eateries, and cultural attractions, making it an inviting destination for those looking to explore the natural beauty of the White Mountains while enjoying a sense of community.

ECONOMY

Lakeside, Arizona, sustains a diverse economy influenced by its unique location in the White Mountains and its appeal as a recreational destination. The town's economy is closely tied to tourism, with visitors drawn to the area's lakes, forests, and outdoor activities. The hospitality sector, including hotels, vacation rentals, and local eateries, plays a significant role in Lakeside's economic landscape as it caters to those seeking a retreat from the heat of the desert or an escape into nature. Additionally, outdoor recreational businesses, such as fishing guides, hiking outfitters, and boat rentals, contribute to the local economy by serving the needs of tourists and residents alike.

DEMOGRAPHICS

| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|-------------------------------|----------|----------|----------|
| Five-Year Projection | 3,139 | 8,681 | 15,014 |
| Current Year Estimate | 2,899 | 7,974 | 13,803 |
| 2020 Census | 2,737 | 7,340 | 11,859 |
| Growth Current Year-Five-Year | 8.29% | 8.86% | 8.77% |
| Growth 2020-Current Year | 5.90% | 8.64% | 16.39% |
| HOUSEHOLDS | 1-MILE | 3-MILE | 5-MILE |
| Five-Year Projection | 1,430 | 3,810 | 6,629 |
| Current Year Estimate | 1,357 | 3,606 | 6,289 |
| 2020 Census | 1,202 | 3,087 | 4,971 |
| Growth Current Year-Five-Year | 5.36% | 5.66% | 5.40% |
| Growth 2020-Current Year | 12.87% | 16.79% | 26.52% |
| INCOME | 1-MILE | 3-MILE | 5-MILE |
| Average Household Income | \$81,284 | \$78,516 | \$75,258 |



SUBJECT
PROPERTY

JACKSON LN



BLUE RIDGE HIGH SCHOOL
710 STUDENTS



PINETOP-LAKESIDE LIBRARY



WOODLAND RD



W WHITE MOUNTAIN BLVD

+23,000 VPD

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1815 W JACKSON LN | LAKESIDE, AZ 85929** (“Property”). The 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 and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

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 entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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 Owner 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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