

**POELSTRA PROPERTIES: Specializing in Government Leased Properties**

1001 Avenida Pico Ste C #504, San Clemente, CA 92673; (949) 903-1591;

[www.poelstra.com](http://www.poelstra.com); [renee@poelstra.com](mailto:renee@poelstra.com); BRE# 01489350

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**Investment Property Profile**

**Max, North Dakota Main Post Office**

**211 Main St, Max, ND 58759-9998; McLean County**

**Sales Price:**

**\$112,000**



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## Lease Details:

- Annual Rent: \$11,925/year (\$9.97/sq. ft.) from 12/1/2022 – 11/30/2027
- Renewal Options: \$13,120/year (\$10.97/sq. ft) from 12/1/2027 – 11/30/2032;  
\$14,430 (\$12.07/sq. ft) from 12/1/2032-11/30/2037
- No Purchase Options
- Lessor Maintenance Rider
- Lessor Tax Rider

## Property Details:

- 1,196 Interior Square Footage
- 2,254 Total Site Area
- Built 1964
- USPS hours of operation – 8am – 12pm, Monday – Friday; 8:15am – 9am Saturday; closed Sunday.
- Nearest full-service main post office is Garrison, ND, 25 miles from Max, ND.

## Area Details:

- According to the U.S. Census Bureau, the population of Max, ND is 358 residents.
- Estimated median household income is \$80,208/year
- Estimated median home value is \$137,500

## Net Operating Income:

Gross Rent	\$11,925	until 11/30/2027
Maintenance Reserve	\$1,794	(\$1.50/square foot)
Insurance	\$710	AUSPL insurance
Taxes	\$433	
NOI	\$8,988	

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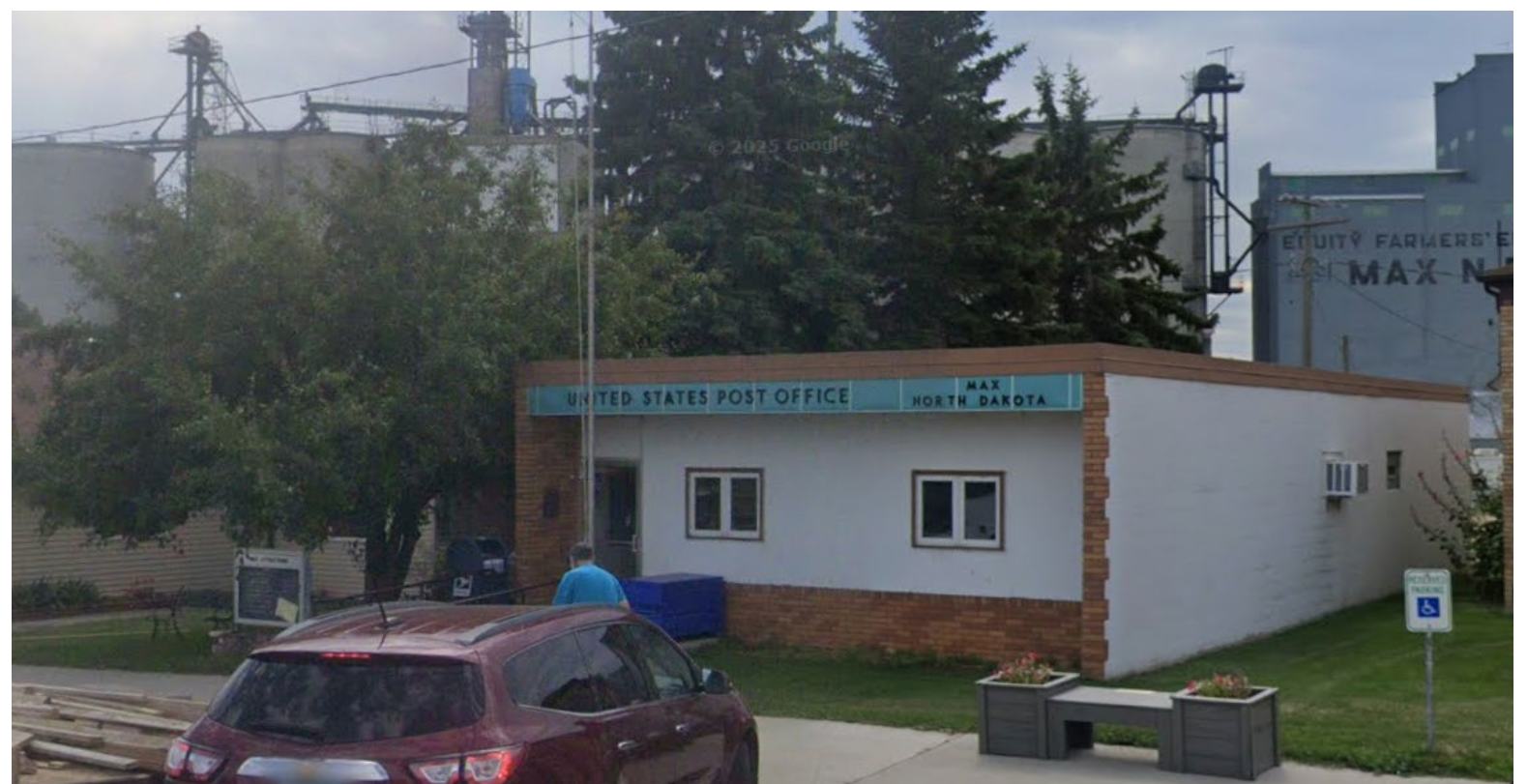
**Sales Price:** **\$112,000 (8.025% cap rate)**

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***\*All of the information provided in this IPP has been derived from the property's lease, current lessor disclosure and internet investigation. The Property information is subject to errors and omissions. Poelstra Properties makes no warranties to the completeness or accuracy of the information contained herein. To review the specific lease and for any additional information, please contact us at (949)903-1591 or [renee@poelstra.com](mailto:renee@poelstra.com)***