

# United States Post Office

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**LEFLORE STATION  
GREENWOOD, MS**

**For Further Information, Please Contact:**

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**GREENWOOD, MISSISSIPPI  
LEFLORE STATION**

**GENERAL DATA**

Address:	600 Yalabusha Street, Greenwood, MS 38930
Building Size - Net:	8,256 Square Feet
Land Area - Approximate:	87,132 Square Feet
Construction:	Masonry
Age:	Completion Date 8/1/00
Taxes, utilities, maintenance:	USPS
Insurance, roof & structural integrity:	Lessor
Land cost does not include site preparation cost:	\$175,000

**AREA INFORMATION**

Greenwood, MS is located in Leflore County in the central part of the state on State Highway 82 approximately 50 miles east of Greenville and approximately 100 miles west of Columbus. This is a support station to the main post office in Greenwood. Greenwood serves a population of approximately 30,000.

**LEASED DATA**

Basic Term – 20 years (8/1/00 - 7/31/20):	\$96,187/yr
Two 5-year options	
Option 1	\$153,899/yr
Option 2	\$176,984/yr

**TENANT'S OPTION TO PURCHASE**

End of 5th yr basic term	\$1,600,000
End of 10 <sup>th</sup> yr basic term	\$1,800,000
End of 15 <sup>th</sup> yr basic term	\$2,000,000
End of 20 <sup>th</sup> yr basic term	\$2,300,000
End of Option one	\$2,500,000
End of Option two	\$2,800,000

Gross Income	<u>\$96,187/yr</u>
-Expenses	
Insurance	\$887/yr
Maintenance reserve	<u>\$750/yr</u>
Total Expenses	<u>\$1,637/yr</u>
Adjusted income	\$94,550/yr
Current Cap Rate:	7.37%
Asking Price:	\$1,282,493

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