

UNITED STATES POSTAL SERVICE

OFFERING MEMORANDUM

TCP
TOUCHSTONE
COMMERCIAL PARTNERS



300 CYPRESS STREET
LIVERPOOL, NY 13088

JAMIE HARRISON
(415) 539-1106
harrison@tcpre.com

INVESTMENT SUMMARY

DEAL POINTS

ASKING PRICE
\$1,800,000

RETURN
7.4%

BUILDING SIZE
+/- 8,600 Sq. Ft.

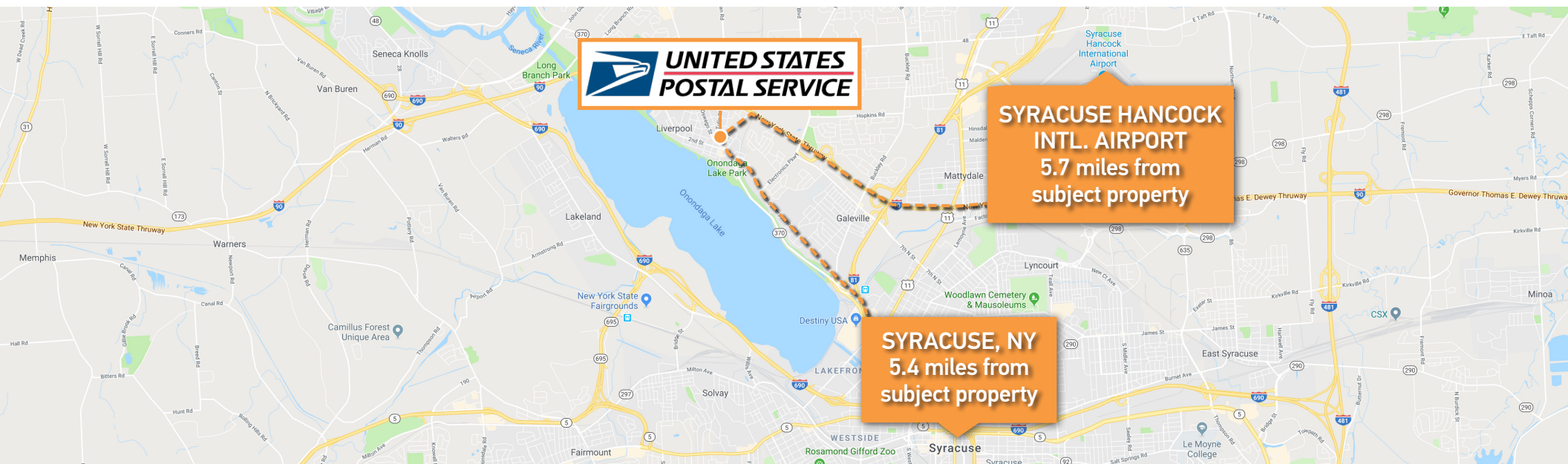
LAND SIZE
+/-26,132 Sq. Ft.

YEAR BUILT
1961

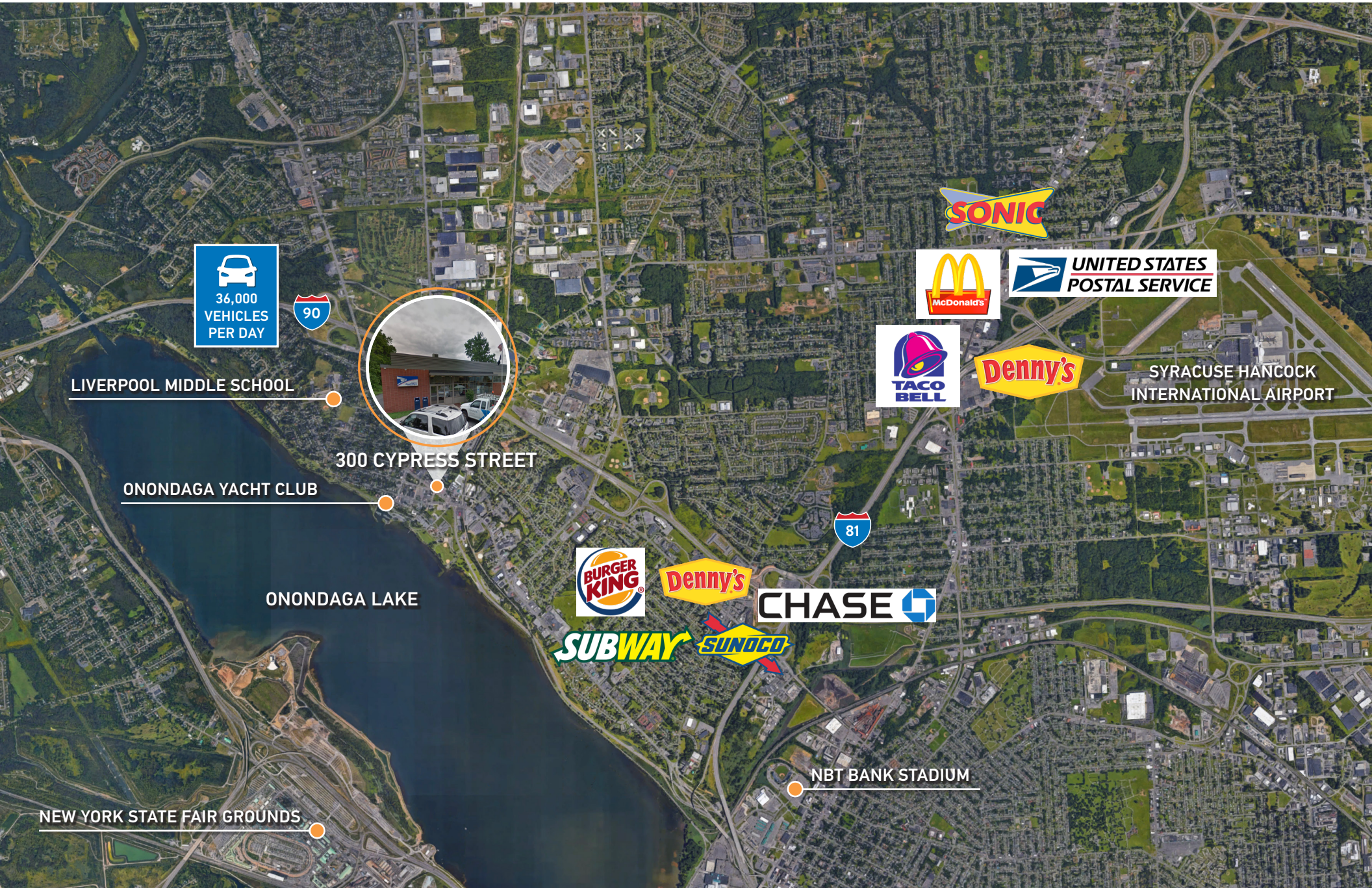
GROSS ANNUAL INCOME\$137,360
INSURANCE\$2,286
MAINTENANCE & RESERVES\$2,150
NET OPERATING INCOME\$132,924

LEASE ABSTRACT

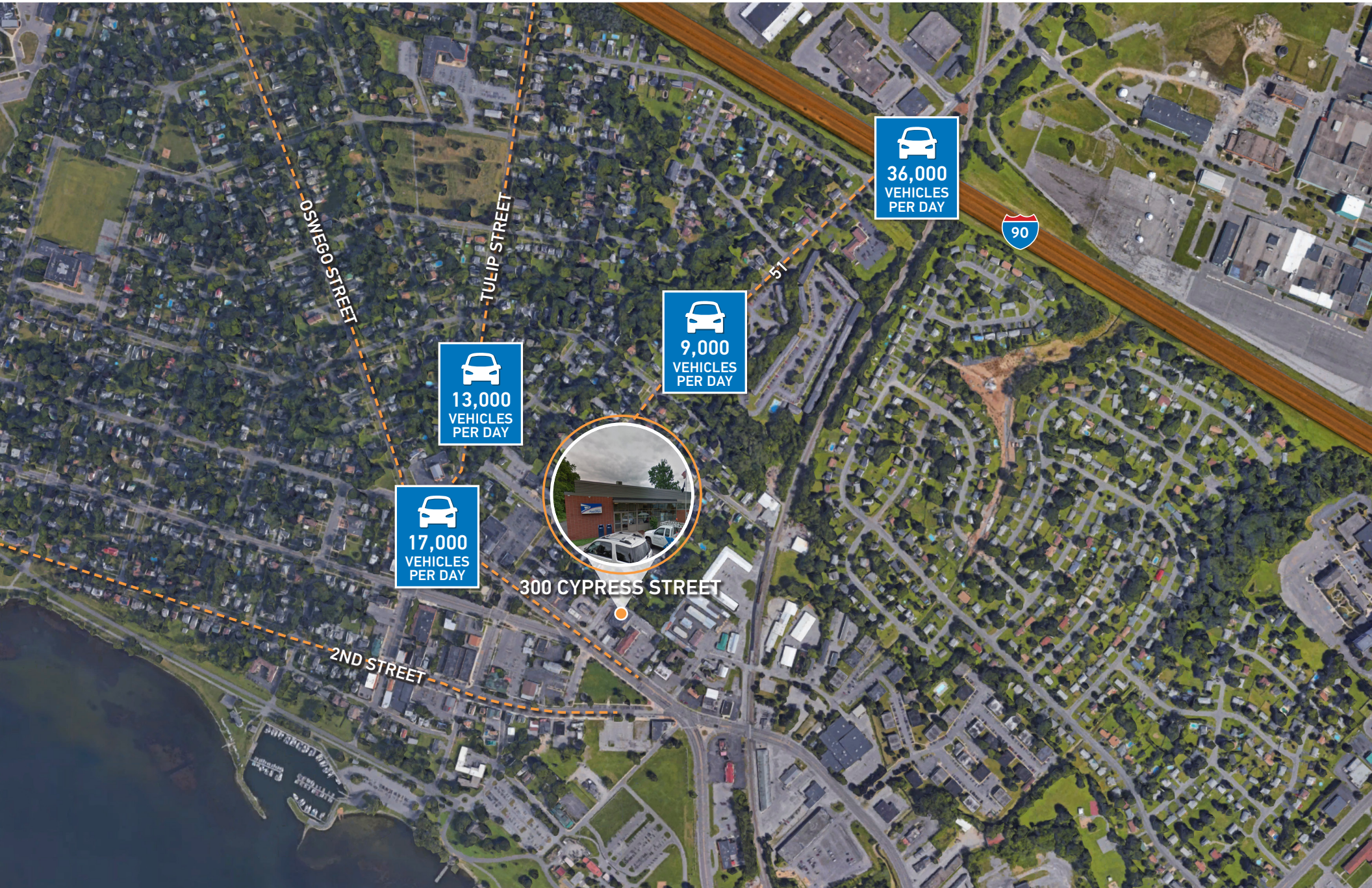
TENANT	United States Postal Service
GUARANTOR	Federal Government
PROPERTY ADDRESS	300 Cypress Street, Liverpool, NY 13088
CURRENT RENT	\$137,360
RENT PSF	\$15.97 / Square Foot
LEASE TYPE	USPS Maintenance Rider USPS Tax Reimbursement Rider
LEASE TERM	12/1/2016 - 11/30/2021
OPTIONS	12/1/2021 - 11/30/2026 at \$151,096 12/1/2026 - 11/30/2031 at \$166,205
TERMINATION	730 Day Notice



AERIAL OVERVIEW



TRAFFIC COUNTS





The United States Postal Service employs some 617,000 workers, making it the third-largest civilian employer in the United States behind the federal government and Wal-Mart. In a 2006 U.S. Supreme Court decision, the Court noted: "Each day, according to the Government's submissions here, the United States Postal Service delivers some 660 million pieces of mail to as many as 142 million delivery points." As of 2014, the USPS operates 31,000 post offices and locations in the U.S., and delivers 155 billion pieces of mail annually.

In October 2016, the Postal Service released Future Ready, a five-year plan required by law starting in 1993. The plan outlines the Postal Service's goals for the next five years.

1. Deliver a world-class customer experience.
2. Equip, empower, and engage employees.
3. Innovate faster to deliver value.
4. Invest in our future platforms.



UNITED STATES POSTAL SERVICE

OFFERING MEMORANDUM // 300 CYPRESS STREET, LIVERPOOL, NY 13088



JAMIE HARRISON

415-539-1106

harrison@tcpre.com

CA BRE #01364847

Touchstone Commercial Partners presents 300 Cypress Street, Liverpool, NY 13088 ("Property") for your acquisition. Touchstone Commercial Partners and owner provides the material presented herein without representation or warranty. A substantial portion of information was obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of Touchstone Commercial Partners or owner. No representation is made as to the value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition. As a condition of Touchstone Commercial Partners' consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by Touchstone Commercial Partners, owner or agents of either of these parties regarding the Property—it is required that you agree to treat all such information confidentially.