

TAPPAHANNOCK, VA



CHAPTICO, MD



400 Wright St | Tappahannock, VA 22560
25749 Budds Creek Rd. | Chaptico, MD 20621

MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES



TAPPAHANNOCK, VA



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EXCLUSIVELY LISTED BY

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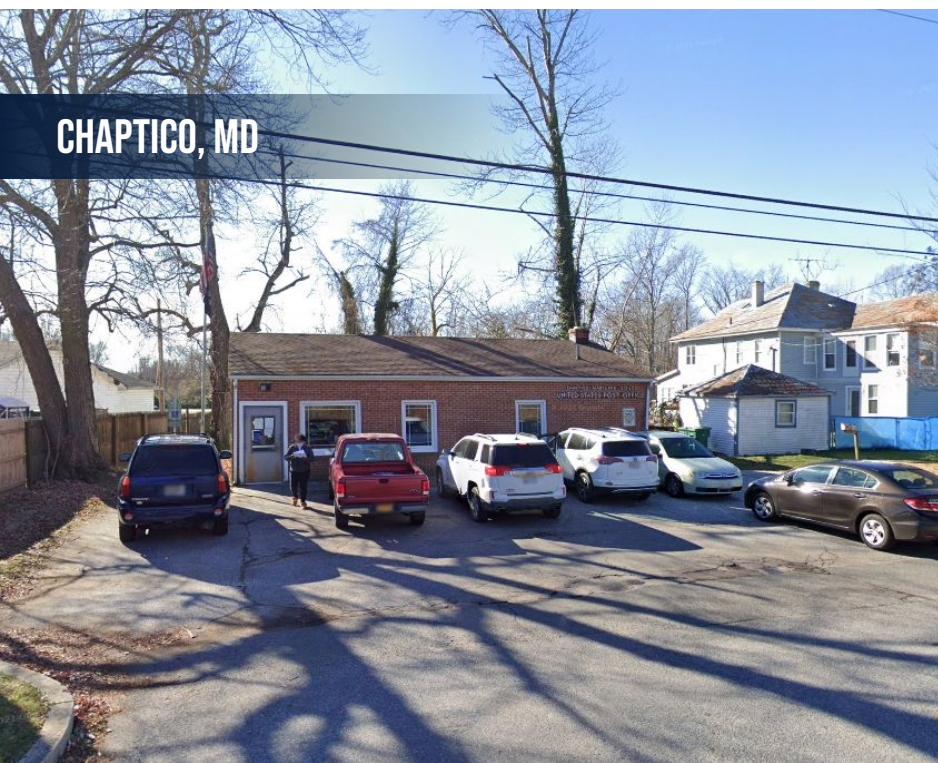
License No. 664913 (MD)

PROPERTY OVERVIEWS

TAPPAHANNOCK, VA



CHAPTICO, MD



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+.

PORTFOLIO PRICING

	TOTAL
Tappahannock, VA	\$824,000
Chaptico, MD	\$172,000
TOTAL	\$996,000

	TOTAL
INCOME	
Rent	\$69,421.00
Effective Gross Income	\$69,421.00
EXPENSES	
Insurance	\$2,402.40
Maintenance Reserve	\$6,006.00
Total Operating Expenses	\$8,402.40
NET OPERATING INCOME	\$61,012.60

FINANCIAL OVERVIEW - Tappahannock, VA



\$824,000
LIST PRICE



\$49,412.60
NOI



6.00%
CAP RATE



±5,006 SF
GLA



±0.44 AC
LOT SIZE



1985
YEAR BUILT



TAPPAHANNOCK, VA

TENANT SUMMARY

Address	400 Wright St Tappahannock, VA 22560
Tenant Trade Name	United States Postal Service
Type of Ownership	Fee Simple
Lease Guarantor	United States Postal Service
Lease Type	Gross
Taxes	Reimbursed
Roof and Structure	Landlord
Lease Term	±115 Years
Lease Expiration Date	2/29/2025

FINANCIAL OVERVIEW - Tappahannock, VA

	TOTAL	\$/SF
INCOME		
Ground Lease Rent	\$9,114	\$1.82
Rent	\$47,307	\$9.45
Effective Gross Income	\$56,421	\$11.27
EXPENSES		
Insurance	\$2,002.40	\$0.40
Maintenance Reserve	\$5,006.00	\$1.00
Total Operating Expenses	\$7,008.40	\$1.40
NET OPERATING INCOME	\$49,412.60	\$9.87

FINANCIAL OVERVIEW - Chaptico, MD



\$172,000
LIST PRICE



\$11,600
NOI



6.75%
CAP RATE



±1,000 SF
GLA



±0.21 AC
LOT SIZE



1967
YEAR BUILT



TENANT SUMMARY

Address	25749 Budds Creek Rd. Chaptico MD 20621
Tenant Trade Name	United States Postal Service
Type of Ownership	Fee Simple
Lease Guarantor	United States Postal Service
Lease Type	Gross
Taxes	Reimbursed
Lease Term	±2.45 Years
Lease Expiration Date	5/31/2026

FINANCIAL OVERVIEW - Chaptico, MD

	TOTAL	\$/SF
INCOME		
Rent	\$13,000	\$13.00
Effective Gross Income	\$13,000	\$13.00
EXPENSES		
Insurance	\$400	\$0.40
Maintenance Reserve	\$1,000	\$1.00
Total Operating Expenses	\$1,400	\$1.40
NET OPERATING INCOME	\$11,600	\$11.60

TENANT OVERVIEW



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 34,451 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.

HEADQUARTERS

Washington, D.C.

WEBSITE

usps.com

OF LOCATIONS

±34,000

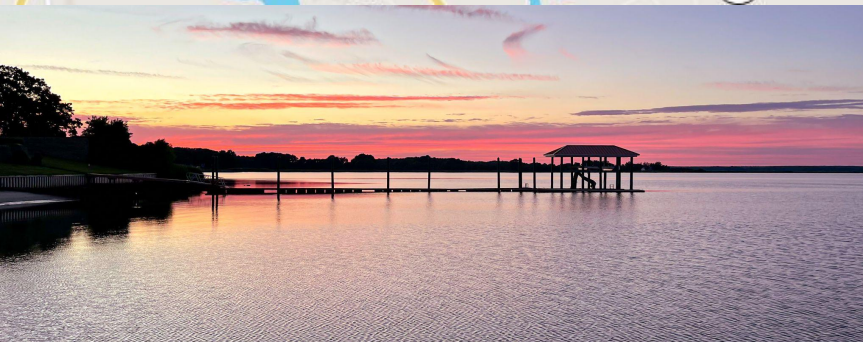
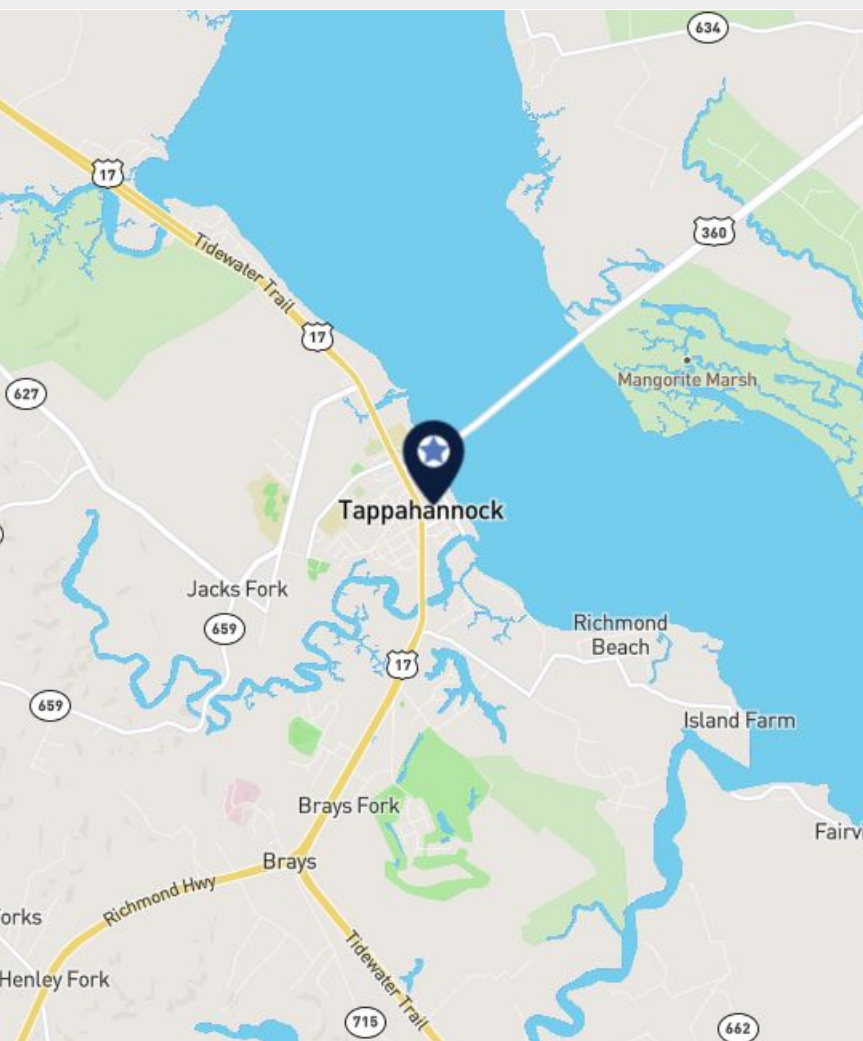
YEAR FOUNDED

1977

TAPPAHANNOCK, VA



AREA OVERVIEW



TAPPAHANNOCK, VA

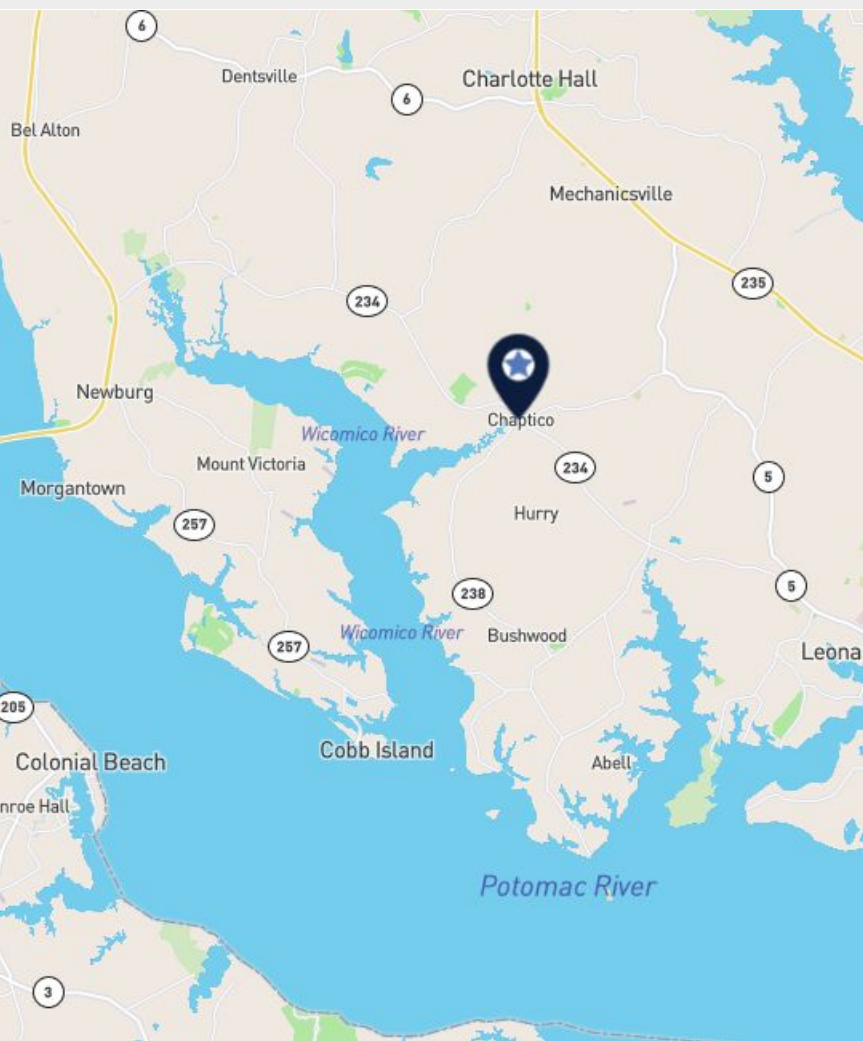
Tappahannock is a charming town located in Essex County, Virginia, situated along the banks of the Rappahannock River. Steeped in history, the area boasts a rich colonial heritage, with landmarks like the historic Christ Church and the Essex County Courthouse dating back to the 18th century. The town's picturesque waterfront and small-town atmosphere make it an appealing destination for residents and visitors alike.

Economically, Tappahannock thrives on a mix of industries, including agriculture, healthcare, and tourism. The town's proximity to the river and natural landscapes offers recreational opportunities for outdoor enthusiasts, while its historic sites contribute to a vibrant cultural scene. With a close-knit community, Tappahannock provides a welcoming environment for residents and remains an integral part of the historic and cultural fabric of Virginia.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	1,026	3,082	5,249
Current Year Estimate	1,008	3,023	5,082
Growth Current Year-Five-Year	1.78%	1.96%	3.29%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	618	1,548	2,421
Current Year Estimate	607	1,528	2,374
Growth Current Year-Five-Year	1.73%	1.31%	1.97%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$77,186	\$72,951	\$72,800

AREA OVERVIEW



CHAPTICO, MD

Chaptico, situated in St. Mary's County, Maryland, is a quaint and historic community that reflects the charm of the region. Nestled along the western shores of the Chesapeake Bay, Chaptico boasts a rich colonial history, with landmarks such as the Christ Church, which has stood since the 17th century. The town's picturesque setting, characterized by rolling landscapes and proximity to the bay, contributes to a tranquil and scenic environment.

Despite its small size, Chaptico maintains a strong sense of community, with a focus on preserving its historical heritage. Agriculture and local businesses are integral to the town's economy, while the surrounding natural beauty provides opportunities for outdoor activities. Chaptico is an inviting destination for those seeking a peaceful retreat and a glimpse into Maryland's colonial past.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	4,523	11,589	49,883
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	1,477	3,917	17,251
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$139,461	\$129,891	\$122,735

AREA TENANT MAP - Tappahannock, VA



AREA TENANT MAP - Chaptico, MD



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 **400 Wright St | Tappahannock, VA 22560 & 25749 Budds Creek Rd. Chaptico MD 20621** (“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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