

FOR SALE



CONFIDENTIAL OFFERING MEMORANDUM

United States Postal Service

S&P: AA+

41 Raymond Avenue | Poughkeepsie, NY



Table of Contents



UNITED STATES POSTAL SERVICE

41 Raymond Avenue | Poughkeepsie, NY 12603

- 03** Investment Highlights
- 04** Investment Overview
- 05** Site Surroundings
- 07** Property Photos
- 08** Site Plan
- 09** Demographics
- 10** Regional Map
- 12** Tenant Overview
- 13** Location Overview
- 14** About Blue West Capital
- 15** Disclaimer

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License # 10311208985



**BLUE
WEST
CAPITAL**

BLUEWESTCAPITAL.COM

Investment Highlights

- + Located in Poughkeepsie, the county seat of Dutchess County
- + Investment grade rated tenant (S&P: AA+)
- + 6.5 years remaining on the lease with no early termination rights
- + USPS is committed to this location evidenced by a recent 10-year lease extension
- + USPS has operated at this location for over 40 years (since 1980)
- + U.S Postal Service will receive \$3 billion to purchase zero-emission vehicles as a part of the recently signed Inflation Reduction Act
- + Property is located directly across the street from Vassar College (2,500 students)
- + High barriers to entry
- + Tenant is an independent agency of the executive branch of the United States
- + USPS is investing \$40 billion over the next 10 years in infrastructure and people
- + USPS provides an essential function to the US economy
- + Retailers in the immediate area include McDonald's, Bank of America, Caliber Collison, AutoZone, Rite Aid, Subway, Wendy's, Taco Bell, Dunkin Donuts, and many others
- + Immediate proximity to Poughkeepsie High School



Investment Overview



United States Postal Service

41 RAYMOND AVENUE
POUGHKEEPSIE, NY 12603

\$2,764,000

PURCHASE PRICE

\$145,352*

NET OPERATING INCOME

5.26%

CAP RATE

7,088 SF

BUILDING SIZE

1960

YEAR BUILT

17,599 SF

LAND SIZE

RENT COMMENCEMENT	June 1, 2009
LEASE EXPIRATION	May 31, 2029 (No Early Termination Rights)
RENEWAL OPTIONS	None
TENANT	United States Postal Service
CREDIT RATING	Investment Grade (S&P: AA+)
LEASE TYPE	NN

*Annual rent is \$148,680. Landlord is responsible for insurance which is \$3,328.



Site Surroundings

POUGHKEEPSIE, NY - NORTHEAST



Mid Hudson Bridge

Poughkeepsie High School

MARKET **fresh**

TD Bank
RITE AID
Auto Zone
McDonald's
Little Caesars
Wendy's
TACO BELL
SUBWAY
SUNOCO
KFC
DUNKIN' DONUTS
Bank of America
CALIBER COLLISION

Haight Ave
±38,100 VPD

Main St
±13,500 VPD

Valero

Collegeview

UNITED STATES POSTAL SERVICE

ZIMMER BROTHERS

Raymond Ave

New Taste of India

Advance Auto Parts

FAMILY SMILES

DUTCHESSNY.GOV
DUTCHESS COUNTY GOVERNMENT

COFFEE HOUSE

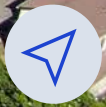
Fulton Ave

TWISTED SOUL FOOD CONCEPTS

deltaTJ REAL GREAT
Savona's
FRIS CO
VASSAR JUDITH COLLEGE STORE

PIZZERIA BACIO
PUGHKEEPSIE
DUTCH COUNTY

VASSAR



Site Surroundings

POUGHKEEPSIE, NY - NORTHWEST



Bank of America

CALIBER COLLISION

Main St
±13,500 VPD

Suki's Village

Valero

Advance Auto Parts

Davies Hardware

DUTCHESSNY.GOV
DUTCHESS COUNTY GOVERNMENT

COFFEE HOUSE

Collegeview

ZIMMER BROTHERS

UNITED STATES POSTAL SERVICE

Raymond Ave

TWISTED SOUL FOOD CONCEPTS

Haight Ave
±38,100 VPD

FAMILY SMILES

POPEYES

Arthur S May School

QUALITY INN

Days Inn BY WYNDHAM

STOP & SHOP
DOLLAR TREE
BIG LOTS!

Dutchess Turnpike

BURGER KING

delta T

Savona's

ERIS CO

VASSAR COLLEGE STORE

PIZZERIA BACIO

VASSAR

Fulton Ave



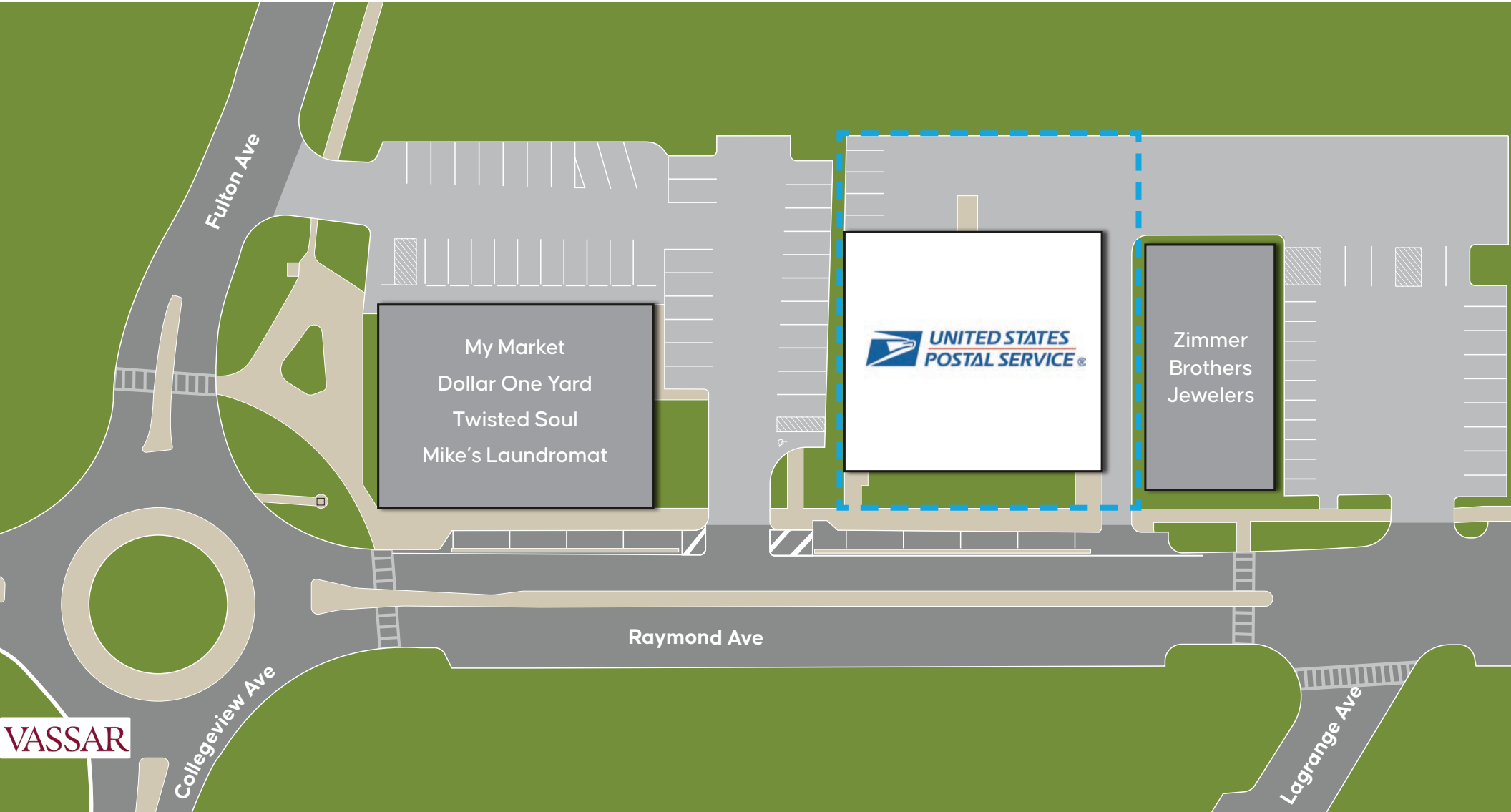
Property Photos

UNITED STATES POSTAL SERVICE






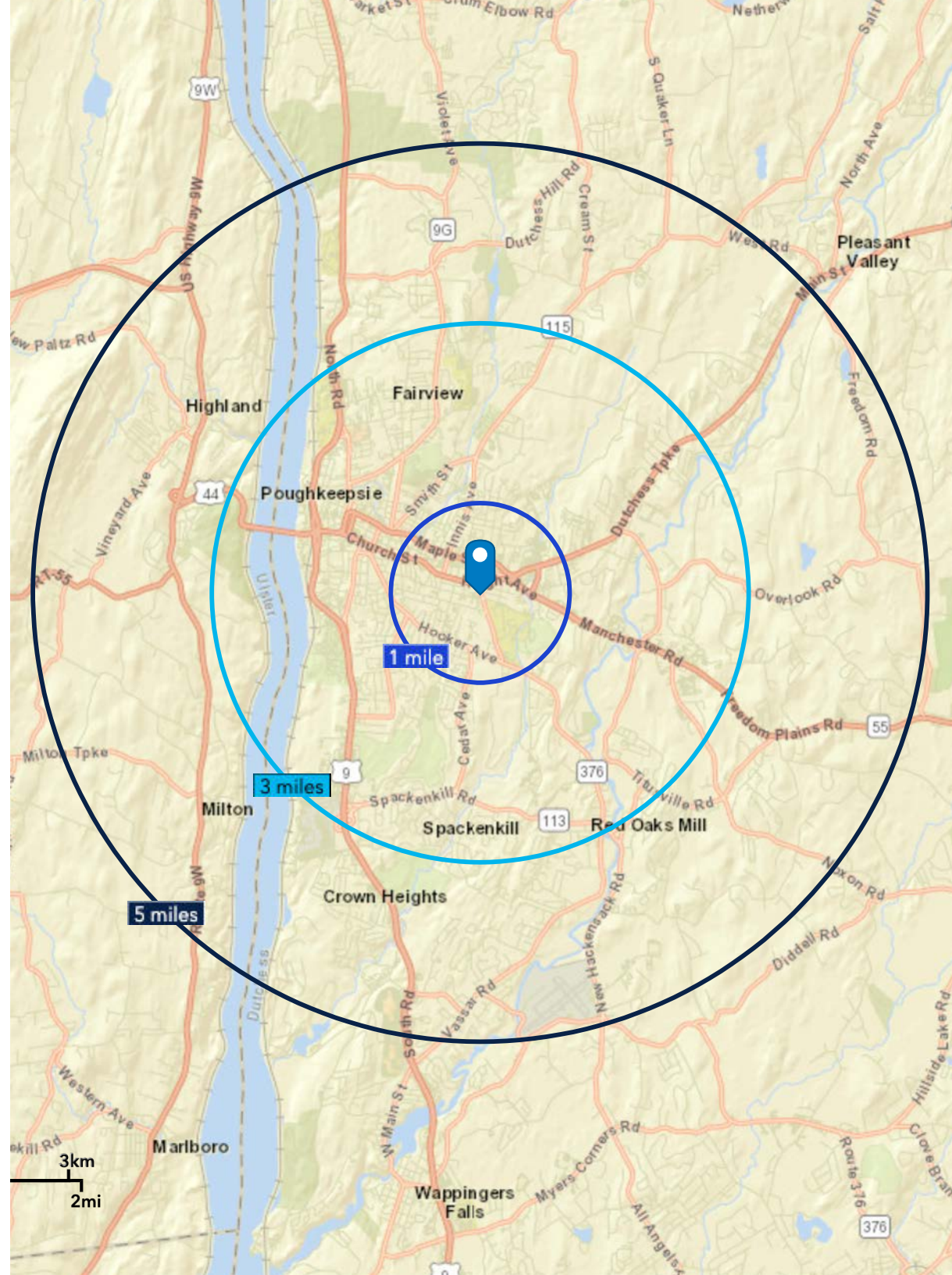
Site Plan

7,088 SF ON 17,599 SF



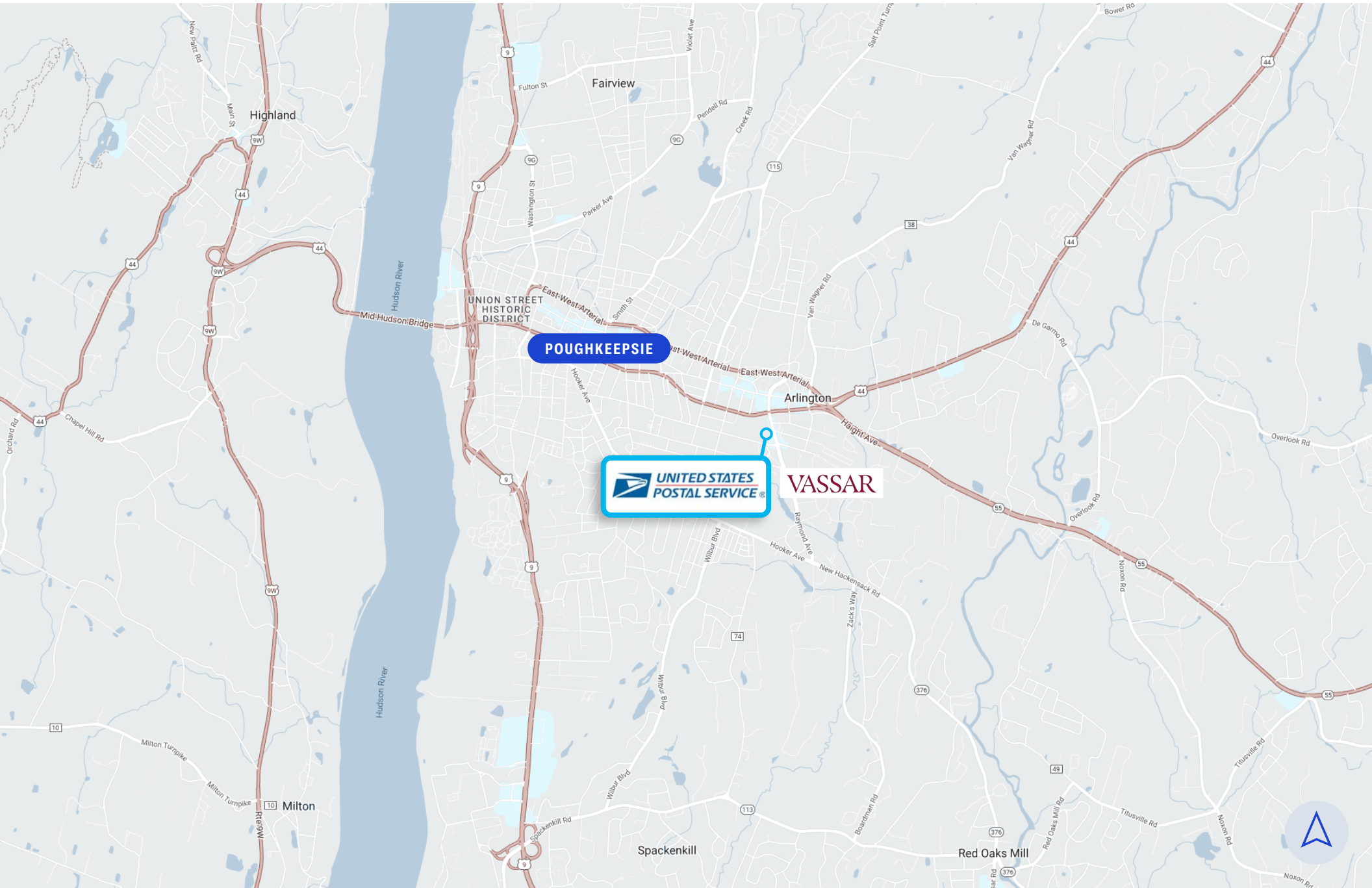
Demographics

	1 MILE	3 MILE	5 MILE
 TOTAL POPULATION	16,530	63,761	100,471
 TOTAL HOUSEHOLDS	6,054	24,258	37,642
 AVERAGE HOUSEHOLD INCOME	\$88,237	\$93,264	\$104,674



Regional Map

POUGHKEEPSIE, NY



POUGHKEEPSIE



VASSAR



Regional Map

POUGHKEEPSIE, NY



Tenant Overview

UNITED STATES POSTAL SERVICE



25,300

LEASED PROPERTIES IN 2021

\$77B

REVENUE (2021)

633,108

EMPLOYEES

34,451

LOCATIONS

8,440

OWNED PROPERTIES IN 2021

46%

OF THE WORLD'S VOLUME OF
MAIL HANDLED

46TH

USPS RANKING IN THE
FORTUNE 500 IF IT WERE A
PRIVATE COMPANY

S&P: AA+

INVESTMENT GRADE CREDIT
RATING

THE UNITED STATES POSTAL SERVICE (“USPS”) is an independent agency of the United States federal government responsible for providing postal service in the United States, including its insular area and associated states. The United States Postal Service is the ninth largest employer in the United States with over 516,636 active employees and more than 210,000 vehicles. The Postal Service has grown and changed with America over the past two centuries and is continually embracing new technology to better serve the growing population. USPS still has the exclusive access to letter boxes marked “U.S. Mail” and personal letterboxes in the United States.

The USPS is investing \$40 billion in people and infrastructure over the next ten years. The plan includes investments across delivery, processing and retail operations with new information technology systems, parcel sorting equipment, mobile devices for carriers, as well as a faster pace of innovation in product and service offerings. They are replacing the Postal Service fleet of 160,000 with new information technology systems, parcel sorting equipment, mobile devices for carriers, as well as a faster pace of innovation in our product and service offerings.

WEBSITE usps.com

COMPANY TYPE **Federal Government**



Location Overview

POUGHKEEPSIE, NY

Poughkeepsie, NY is the county seat of Dutchess County. As of the 2020 census, the population was 31,577 people. The City of Poughkeepsie and neighboring Town of Poughkeepsie are generally viewed as a single place and are commonly referred to collectively as “Poughkeepsie”, with a combined population of 75,000 people.

Poughkeepsie is in the Hudson River Valley region, midway between the core of the New York metropolitan area and the state capital of Albany. It is a principal city of the Poughkeepsie–Newburgh–Middletown metropolitan area which belongs to the New York combined statistical area.

Poughkeepsie is home to several educational institutions including Marist College, Vassar College, Dutchess Community College and The Culinary Institute of America. IBM has a large campus in the Town of Poughkeepsie. Poughkeepsie sits at the junction of the north–south US 9 and east–west US 44 and NY 55 highways. Rail commuter service to New York City is provided at the Poughkeepsie Metro-North station by the MTA’s Metro-North Railroad. Poughkeepsie is the northern terminus of Metro-North’s Hudson Line. Amtrak also serves the station, along the Hudson River south to New York City’s Pennsylvania Station and north along the river to Albany-Rensselaer station and points further north and west.

EDUCATIONAL INSTITUTIONS INCLUDE



VASSAR

DUTCHESS
COMMUNITY COLLEGE



Culinary Institute
of America



Contact Us

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This confidential Offering Memorandum, has been prepared by Blue West Capital, LLC (“Blue West Capital”) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Blue West Capital recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as United States Postal Service (the “Property”) and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Blue West Capital or its brokers.

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This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Blue West Capital. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Blue West Capital at your earliest convenience.

