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**Marvo, Inc.**  
POST OFFICE INVESTING

## "FOR SALE"

USPS Leased Post Office

### WOODBINE, NJ

642 Washington Ave.  
Woodbine, New Jersey 08270-2083  
Asking Price: **\$275,000.00**

**Phone:** +1 800-393-1121  
**Fax:** +1 845-468-7060  
**Web:** www.marvoinc.com  
**E-mail:** Marvo.Inc@gmail.com  
**Address:** PO Box 840  
Rhinebeck, NY 12572

Annual Rent: **\$34,000.00** from 6/01/2017 to 5/31/2022  
5 Year Option(s): **NONE**  
Dimensions: 2,784 interior square feet – 29,784 site square feet.  
Addendums: Landlord Maintenance Rider + Landlord Taxes - \$4,882.00  
Utilities: USPS pays utilities  
Notes: 11 Rural Routes. New roof, January 2020. JLL has offered on behalf of the USPS a new lease with two 5 year options. The owners have refused to accept the new lease as they wanted to wait until closer to the expiration date of the existing lease but have decided to sell.



**For further information or to make an offer call: (800) 393-1121**

Or email: [Marvo.Inc@gmail.com](mailto:Marvo.Inc@gmail.com)

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25 Post Offices nearest to WOODBINE, NJ

Type Address	City	State	ZIP	Phone	Dist.
D 642 WASHINGTON AVE	WOODBINE	NJ	08270-9998	6098614291	0.0
D 24 HALL AVE	DEMSHUSVILLE	NJ	08274-9998	6095611114	3.8
D 2250 ROUTE 50	TUCKAHOE	NJ	08250-9998	6096282152	4.0
D 231 COUNTY RD	SOUTH DENNIS	NJ	08245-9998	6098612426	4.9
D 493 KINGS RAVY	SOUTH SEAVILLE	NJ	08246-9998	6096241307	5.2
D 4597 ROUTE 47	DELMONT	NJ	08314-9998	8567852055	7.8
D 120 TUCKAHOE RD	MARMORA	NJ	08223-9998	6093901368	8.7
D 9 COMMONWEALTH AVE	STRAITHERE	NJ	08248-9998	6092631434	8.7
D 156 TUCKAHOE RD	ESTELL MANOR	NJ	08319-9998	6094762765	8.7
D 145 JOHN F KENNEDY BLVD	SEA ISLE CITY	NJ	08243-9998	6092638878	9.0
D 239 CARLSLE PLACE RD	DORCHESTER	NJ	08376-9998	8567850800	9.3
D 174 HIGH ST	LEESBURG	NJ	08327-9998	8567850300	10.0
D 222 MAIN ST	HEISLERVILLE	NJ	08324-9998	8567850171	10.0
D 9572 HIGHLAND ST	HADJICEITOWN	NJ	08329-9998	8567850950	10.4
D 3575 ROUTE 47	PORT ELIZABETH	NJ	08348-9998	8563272609	10.4
D 42 TUCKAHOE RD UNIT 1	DOROTHY	NJ	08317-9998	6094762200	10.9
D 615 S ROUTE 9	CAPE MAY COURT HOUSE	NJ	08210-9998	6094655404	11.0
D 859 OCEAN AVE	OCEAN CITY	NJ	08226-9998	6093990475	11.6
D 325 W GROVELAND AVE	SOMERS POINT	NJ	08244-9998	6099275757	12.2
D 1770 MAIN ST	FORT HARRIS	NJ	08349-9998	8567850152	13.3
D 225 BROAD ST	MILWAY	NJ	08340-9998	6094763215	13.7
D 207 W MAIN ST	WHITESBORO	NJ	08252-9998	6094628289	14.3
D 5 COLUMBUS AVE	EGG HARBOR TOWNSHIP	NJ	08224-9997	6096462191	14.9
D 501 ROUTE 47 S	GREEN CREEK	NJ	08219-9998	6098867579	15.6
D 918 UNION ST	DIVIDING CREEK	NJ	08315-9998	8567852215	15.6

Carrier Routes in ZIP Code 08270  
WOODBINE, NJ

Route	Type of Route	County FIPS	Residential	Business	Apartment	PO Box	Total Deliveries	Avg Household Income	Avg Property Value	Route Map
8001	PO Boxes	34024	0	0	0	32	22	50	\$0	N/A
8004	PO Boxes	34024	0	2	0	25	27	50	\$0	N/A
8001	PO Boxes	34024	0	2	0	20	22	50	\$0	N/A
8004	PO Boxes	34024	0	0	0	13	13	50	\$0	N/A
8005	PO Boxes	34024	0	1	0	21	22	50	\$0	N/A
8006	PO Boxes	34024	0	3	0	19	21	50	\$0	N/A
8007	PO Boxes	34024	0	1	0	18	19	50	\$0	N/A
8008	PO Boxes	34024	0	3	0	21	24	50	\$0	N/A
8009	PO Boxes	34024	0	3	0	23	25	50	\$0	N/A
8010	PO Boxes	34024	0	0	0	16	16	50	\$0	N/A
8011	PO Boxes	34024	0	3	0	2	5	50	\$0	N/A
8012	PO Boxes	34024	0	0	0	42	42	50	\$0	N/A
8013	PO Boxes	34024	0	3	0	9	11	50	\$0	N/A
8014	PO Boxes	34024	0	1	0	38	37	50	\$0	N/A
0200	City	34008	0	0	0	0	0	50	\$0	Map
0220	City	34008	0	0	0	0	0	50	\$0	Map
0202	General Delivery	34008	0	0	0	0	0	50	\$0	Map
0001	Rural Route	34001	41	1	0	0	54	579,081	\$238,104	Map
0001	Rural Route	34005	436	13	0	0	451	378,081	\$288,104	Map
0001	Rural Route	34011	1	0	0	0	1	378,281	\$238,104	Map
0002	Rural Route	34001	15	0	0	0	15	525,608	\$327,739	Map
0003	Rural Route	34009	475	14	0	0	483	385,689	\$327,739	Map
0004	Rural Route	34001	4	0	0	0	4	565,015	\$220,100	Map
0004	Rural Route	34009	348	21	0	0	352	555,085	\$238,600	Map
0004	Rural Route	34001	101	9	0	0	112	507,761	\$344,655	Map
0004	Rural Route	34009	312	21	0	0	323	322,761	\$234,655	Map
0005	Rural Route	34001	23	2	0	0	22	594,309	\$175,751	Map
0005	Rural Route	34009	574	26	0	0	600	364,340	\$213,754	Map
0222	Rural Route	34009	0	0	0	0	0	545,542	\$175,588	Map
Totals			2,610	132	0	374	3,116			

**DISCLOSURE:** Marvo, Inc. is in contract to buy this post office at a price lower than the asking price on the top of the front page of this brochure. Marvo is willing to assign and thereby sell the Contract of Purchase and Sale to a third party at a suitable assignment fee. **DO NOT CALL THE POST OFFICE OR THE OWNER WITHOUT FIRST ASKING PERMISSION FROM MARVO, INC. IF YOU DO, YOU WILL BE GUILTY OF "LEGAL INTERFERENCE" IN AN ONGOING CONTRACTUAL TRANSACTION.** This offering is void where prohibited by law. Marvo retains the right to withdraw this offering or change terms &/or pricing at any time without notice. None of the information herein is warranted as it has been received from a 3<sup>rd</sup> party.