

Business Opportunity Listing Input

SANDICOR, Inc.

*Blue Items are Required.

*Office ID: _____ *Agent ID: _____
Listing Office # Office Name Listing Agent # Agent Name

*House Number # _____ *Street Name _____ *Map Code: _____ / _____ / _____
Thomas Bros- Page Column Row

*County _____ *City _____ *State _____ *Zip Code _____

*Value Range Pricing? Y / N _____ / _____
*List Price (High if Value Range isYes) List Price (Low) (If Value Range isYes)

*CBB% _____ *CBB\$ _____ *CVR _____ (Y/N) *Entry Only: _____ (Y/N) *Limited Service: _____ (Y/N)
Compensation to Buyers Broker % Compensation to Buyers Broker \$ Variable Commission

*Subject to Court/Lender Approval: _____ (Y/N) _____ / _____ / _____
*List Date * Expiration Date

_____ \$ _____ \$ _____ \$ _____
* Business Name *Type of Business *Gross Annual Sales Present Loans *Gross Equity

*Down Payments \$ _____ *Have _____
(25 Characters)

*Motive/Want _____
40 characters

LEASE

Lease Type (25 Characters)

Lease Expires (20 Characters)

Lease Deposit (10 Characters)

Lease Percent (10 Characters)

Lease Option (10 Characters)

Lease SqFt (10 Characters)

Lease Price/SqFt (8 Characters)

Monthly Rent Total (10 Characters)

ASSETS:

Assets Cash (10 Characters)

Assets Inventory (9)

Assets Accounts Receivable (10)

Assets Equipment (10 Char)

Assets Leasehold Imp. (10)

Assets Real Estate (10)

Assets Other (10 Characters)

Assets Total (10 Characters)

LIABILITIES:

Accounts Payable (10 Characters)

Accrued Exp. (10 Characters)

Long Term Liability (10)

Total Liability (10 Characters)

Retained Earnings (10 Characters)

EMPLOYEES:

of Employees (10 Characters)

Full Time Emp. (10 Characters)

Part Time Emp. (10 Characters)

Owner Works (7 Characters)

Will Owner Train (6 Characters)

How Long Established (3)

Est. w/Present Owner (25)

ANNUAL INCOME STATEMENT:

Fiscal Year from _____ to _____

EXPENSES:

Actual:

Projected:

Actual:

Projected:

\$ _____	\$ _____
Actual Gross Sales	Projected Gross Sales
\$ _____	\$ _____
Actual Cost of Sales	Projected Cost of Sales
\$ _____	\$ _____
Actual Gross Profit	Projected Gross Profit
\$ _____	\$ _____
Actual Total Expenses	Projected Total Expenses
\$ _____	\$ _____
Actual Net Income	Projected Net Income
\$ _____	\$ _____
Actual Owner Salary	Projected Owner Salary
\$ _____	\$ _____
Actual Manager Salary	Projected Manager Salary
\$ _____	\$ _____
Actual Interest	Projected Interest
\$ _____	\$ _____
Actual Depreciation	Projected I Depreciation
\$ _____	\$ _____
Actual Taxes Expense	Projected Taxes Expense
\$ _____	\$ _____
Actual Adjusted Net Income	Projected Adjusted Net Income

\$ _____	\$ _____
Actual Rent Expense	Projected Rent Expense
\$ _____	\$ _____
Actual Utilities Expense	Projected Utilities Expense
\$ _____	\$ _____
Actual Expense Ins/Adv	Projected Expense Ins/Adv
\$ _____	\$ _____
Actual Accounting Exp.	Proj. Accounting Expense
\$ _____	\$ _____
Actual Supplies Expense	Proj. Supplies Expense
\$ _____	\$ _____
Actual Phone Expense	Projected Phone Expense
\$ _____	\$ _____
Actual License Expense	Projected License Expense
\$ _____	\$ _____
Equipment Rental Expense	Proj. Equipment Expense
\$ _____	\$ _____
Actual Repairs Expense	Projected Repair Expense
\$ _____	\$ _____
Actual Payroll Expense	Projected Payroll Expense
\$ _____	\$ _____
Actual Payroll Tax	Projected Payroll Tax
\$ _____	\$ _____
Actual Other Expense	Projected Other Expense
\$ _____	\$ _____
Actual Annual Expense	Projected Annual Expense

Price Includes Goodwill _____ (Y/N) Price Includes Equipment: (255 Characters) _____

Price Includes Inventory _____ (Y/N) Price Includes Lease Value _____ (Y/N) Price Includes Real Estate _____ (Y/N)

Price Includes License _____ (Y/N) Price Includes CNTC _____ Price Includes MCA _____

Price Includes Other Desc _____ Price Includes Other Value _____ Price Includes Total \$ _____

Equipment Description (30 Characters) _____

Fixtures (35 Characters) _____

Parking (free form) (30 Characters) _____

Zoning _____ Assessors Parcel # _____ - _____ - _____ Show Phone: _____

REMARKS: 1025 Characters -Information is published on the Internet, IDX Sites and/or given to clients please refer to the attributes of the property in this space.

CONFIDENTIAL REMARKS: 255 CHARACTERS -Information is intended as Broker to Broker Information - Not to be given to Public or published on the internet

DIRECTIONS to PROPERTY: 128 CHARACTERS

***BUSINESS TYPE**

- 1) AUTO SALES/SERVICE
- 2) BUSINESS SERVICE
- 3) FOOD SERVICE
- 4) FRANCHISE
- 5) HEAVY INDUSTRIAL MFG
- 6) HISTORICAL
- 7) INDUSTRIAL WAREHOUSE
- 8) LIGHT INDUSTRIAL MFG
- 9) MEDICAL
- 10) OFFICE
- 11) RESTAURANT
- 12) RETAIL
- 13) TRANSPORTATION
- 14) UTILITY
- 15) WHOLESALE
- 99) OTHER REMARKS

EXISTING FINANCING

- 1) AITD
- 2) ARM
- 3) CLEAR
- 4) CONV
- 5) CVET
- 6) FHA
- 7) FXD RT
- 8) GPM
- 9) LND CNTRCT
- 10) PRIVATE
- 11) VA
- 99) OTHER REMARKS

FLOOD ZONE

- 1) KNOWN HAZARD
- 2) HAZARD UNKNOWN
- 99) OTHER REMARKS

GEOLOGICAL HAZARD

- 1) KNOWN HAZARD
- 2) HAZARD UNKNOWN
- 99) OTHER REMARKS

HEAT

- 1) BASEBOARD
- 2) CENTRL F/AIR ELEC
- 3) CENTRL F/AIR GAS
- 4) FLOOR FURNACE
- 5) HEAT PUMP
- 6) RADIANT
- 7) WALL
- 99) OTHER REMARKS

LOCATION

- 1) BUSINESS PARK
- 2) CORNER
- 3) FREE STANDING
- 4) INDUSTRIAL PARK
- 5) NEIGHBORHOOD SHOPPING CENTER
- 6) REGIONAL SHOPPING CENTER
- 7) STRIP CENTER
- 99) OTHER/REMARKS

LOT SIZE

- 1) .25 ACRES OR LESS
- 2) .25-.50 ACRES
- 3) .50 -.75 ACRES
- 4) .75 - 1.5 ACRES
- 5) 1.5-2.5 ACRES
- 6) 2.5-5.0 ACRES
- 7) 5.0-10 ACRES
- 8) 10 - 20 ACRES
- 9) ABOVE 20 ACRES

***LISTING TYPE**

- 1) EXCLUSIVE RIGHT
- 2) XCRGHT W/EXCPTN
- 3) EXCLUSIVE AGENCY
- 4) OPEN LISTING
- 5) PROBATE

VIRTUAL TOUR LINK

PARKING

- 1) METERED
- 2) ON SITE
- 3) PRIVATE
- 4) PUBLIC
- 5) STREET
- 6) UNDERGROUND
- 99) OTHER/REMARKS

FINANCIAL INFO SOURCE

- 1) ACCOUNTANT
- 2) LIMITED INFO
- 3) OWNER
- 4) TAX RETURN
- 99) OTHER REMARKS

SHOWING

- 1) APPT W.L/O
- 2) APPT W/OCC
- 3) CALL FIRST
- 4) CALL L/O
- 5) GATE PASS
- 6) KEY IN L/O
- 7) W/ACCEPTED OFFER
- 99) OTHER REMARKS

SALE INCLUDES

- 1) BUILDING
- 2) EQUIPMENT
- 3) INVENTORY
- 4) LAND
- 5) LEASES
- 6) LICENSES/PERMITS
- 99) OTHER REMARKS

SOURCE OF SQUARE FEET

- 1) PUBLIC RECORDS
- 2) APPRAISAL
- 3) ASSESSOR RECORD
- 4) BUILDERS BROCHURE
- 5) OWNER
- 6) PLANS
- 99) OTHER REMARKS

TERMS

- 1) AITD
- 2) ASSUMABLE 1
- 3) ASSUMABLE 2
- 4) ASSUMABLE OTHER
- 5) CASH
- 6) CASH TO EXST LOAN
- 7) CASH TO NEW LOAN
- 8) EXCHANGE DOWN
- 9) EXCHANGE UP
- 10) FHA
- 11) LAND CONTRACT
- 12) LEASE OPTION
- 13) OWNER-CARRY 1ST
- 14) OWNER-CARRY 2ND
- 15) STATE VETERAN
- 16) SUBMIT
- 17) USE EXISTING LNDER
- 18) VA
- 99) OTHER REMARKS

***SALES RESTRICTIONS**

- NONE KNOWN
- PROBATE SUBJECT TO OVERBID
- SHORT SALE APPROVED
- ESTATE
- COURT APPROVAL REQUIRED
- REO
- CALL AGENT
- NEED SHORT SALE-NO LNDR KNW
- PRE- SS PKG SUBMITTED TO LENDER(S), READY FOR OFFERS
- NOD FILED/FORECLOSURE PENDING
- OTHER REMARKS

***MANDATORY REMARKS**

- 98 NONE KNOWN
- OFFER ACCEPTED CONTINGENT ON COURT APPROVAL
- OFFER ACCEPTED WITH LEASE OPTION
- OFFER ACCEPTED PENDING LENDER APPROV. OF SHORT SALE
- OFFER(S) SUBMITTED AWAITING REO APPROVAL
- OFFER(S) SUBMITTED AWAITING SHORT SALE APPROVAL

VOW - Virtual Office Website

- Yes No

Internet Syndication

- Yes No

Internet Address Field

- FULL PARTIAL NO

***AUTO VALUATION MODEL**

- Yes No

***ALLOW COMMENTS/REVIEW**

- Yes No

AUTHORIZED SIGNATURE APPROVING LISTING _____

DATE APPROVED _____