

Building Amenities: _____

(55 Characters)

Square Ft per Floor One _____

Square Ft per Floor Two _____

FINANCIAL ANALYSIS:

Fiscal Year from _____ to _____

EXPENSES:

Actual:

Projected:

Actual:

Projected:

\$ _____
Actual Gross Scheduled Inc.

\$ _____
Actual Other Income

\$ _____
Actual Vacancy & Credit Loss

\$ _____
Actual Gross Operating Inc.

\$ _____
Actual Operating Expense

\$ _____
Actual Net Operating Income

\$ _____
Actual Total P&I Pay

\$ _____
Actual Cash Flow

\$ _____
Actual Cap Rate

\$ _____
Actual Cash on Cash

\$ _____
Gross Multiplier

\$ _____
Projected Gross Sched.Inc.

\$ _____
Projected Other Income

\$ _____
Projd Vacancy & Credit Loss

\$ _____
Projected Gross Operating Inc.

\$ _____
Projected Operating Expense

\$ _____
Projected Net Income

\$ _____
Projected Annual P&I Expense

\$ _____
Projected Cash Flow

\$ _____
Projected Cap Rate

\$ _____
Projected Cash on Cash

\$ _____
Projected Gross Multiplier

\$ _____
Actual Taxes Expense

\$ _____
Actual Ins. F&L Expense

\$ _____
Actual Gas & Electric

\$ _____
Actual Water/Sewer Expense

\$ _____
Actual Trash Expense

\$ _____
Actual Supplies Expense

\$ _____
Actual Maintenance Expense

\$ _____
Actual Pest Control Expense

\$ _____
Actual License Expense

\$ _____
Actual Gardener Expense

\$ _____
Actual Manager Expense

\$ _____
Actual Property Expense

\$ _____
Actual Other Expense

\$ _____
Actual Total Expense

\$ _____
Projected Taxes Expense

\$ _____
Projected F&L Ins. Expense

\$ _____
Projected Gas & Electric

\$ _____
Projd Water/Sewer Expense

\$ _____
Projected Trash Expense

\$ _____
Projected Supplies Expense

\$ _____
Projd Maintenance Expense

\$ _____
Projd Pest Control Expense

\$ _____
Projected License Expense

\$ _____
Projected Gardener Expense

\$ _____
Projected Manager Expense

\$ _____
Projected Property Mgmt Exp

\$ _____
Projected Other Expense

\$ _____
Projected Total Expense

FLOORLOAD

SPAN

ALLEY ACCESS

TRUCK DOC Y / N

AMPS

PHASE

RAILROAD Y / N

DOCKS

MIN. CLEARANCE SPAN

OFFICE %

LOADING DOORS

TRUCK WELL Y / N

VOLTS

FENCED SQ. FT.

TRUCK DOORS

G ROUND LEVEL DOORS

Neighboring Business Type (1) _____

Neighboring Business Type (2) _____

Neighboring Business Type (3) _____

Neighboring Business Type (4) _____

Neighboring Business Type (5) _____

Neighboring Business Type (6) _____

ZONING

CARS PER DAY

SIGN SPACE

LOT DIMENSIONS^X(APPROX)

LOT SQ.FT.(APPROX)

APPROX # ACRES

OF BUILDINGS

SQ.FT. OF IMPROVEMENT

CEILING HEIGHT

DOCK HEIGHTS

ASSESSORS PARCEL #

SHOW PHONE

\$ _____ 1st Loan Balance	\$ _____ 1st P&I Pymt	1st Int % _____	1st Assumable Y/N	\$ _____ 1st Balloon	_____ 1st Due MM/YY
\$ _____ 2nd Loan Balance	\$ _____ 2nd P&I Pymt	2nd Int % _____	2nd Assumable Y/N	\$ _____ 2nd Balloon	_____ 2nd Due MM/YY
\$ _____ BLN Loan Balance	\$ _____ BLN P&I Pymt	BLN Int % _____	BLN Assumable Y/N	\$ _____ BLN Balloon	_____ BLN Due M/YY

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

COOLING

- 1) CENTRL/F/AIR ELEC
- 2) CENTRL/F/AIR GAS
- 3) EVAP COOLER
- 4) HEAT PUMP
- 5) WALL WINDOW
- 98) NONE
- 99) OTHER

CONSTRUCTION

- 1) BLOCK
- 2) BRICK
- 3) CONCRETE
- 4) CONCRETE TITLUP
- 5) FRAME
- 6) GLASS
- 7) STEEL
- 8) STONE
- 9) STUCCO
- 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

FLOORS

- 1) SLAB
- 2) WOOD
- 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

HEATING

- 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 CNTR
- 6) REGIONAL SHOPPING CNTR
- 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) EXC RIGHTW/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

ROOF

- 1) COMPOSITION
- 2) ROCK/GRAVEL
- 3) SHAKE
- 4) TAR & GRAVEL
- 5) TILE
- 6) WOOD
- 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

SPECIAL

- 1) ASSESSMENTS/LIENS
- 2) BUILDING REPORT
- 3) CITY REPORT
- 4) CITY TRANSFER TAX
- 5) COURT APPRVD SALE
- 6) ENERGY RETROFIT
- 7) EXCLUDED ITEMS
- 8) FREEWAY ACCESS
- 9) HIGHWAY FRONTAGE
- 10) HOME OWNERS WRRNTY
- 11) LAND LEASE
- 12) LOCAL TRANSFER TAX
- 13) OTHER TAXES
- 14) RENT CONTROL
- 15) RR SPURS
- 16) SELLERS ARE RE LIC.
- 17) SERVICE CONTRACTS
- 18) TERMITE CERTIFICATE
- 99) OTHER REMARKS

SOURCE OF SQUARE FEET

- 1) BUYER TO VERIFY
- 2) OWNER
- 3) PLANS
- 4) TAPED
- 5) TAX RECORDS
- 99) OTHER REMARKS

STORIES

- 1) 1 STORY
- 2) 2 STORY
- 3) 3 STORY
- 4) 4 STORY
- 5) BI-LEVEL
- 6) TRI-LEVEL

PROPERTY TYPE

- 1) HEAVY MFG
- 2) LIGHT MFG
- 3) MIXED USAGE
- 4) OFFICE
- 5) RECREATION
- 6) RETAIL
- 7) WAREHOUSE
- 99) OTHER REMARKS

TYPE OF LEASE

- 1) GROSS
- 2) MODIFIED GROSS
- 3) NET
- 99) OTHER REMARKS

TENANT PAYS

- 1) ELECTRIC
- 2) GAS
- 3) INSURANCE
- 4) JANITOR
- 5) MAINT/REPAIRS
- 6) TAXES
- 7) TRASH
- 8) WATER
- 9) ALL OF THE ABOVE
- 98) NONE
- 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
- HOME ASSISTANCE PROGRAM
- 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 _____