

COMMERCIAL/INDUSTRIAL FOR SALE - INPUT FORM FOR IRESis.com

(Page 1 of 4, Rev. 2/8/2012)

***=Required Field MLS#** _____

***Listing Office:** _____ ***Listing Agent:** _____

***Co-Listed?:** Y / N (If yes, the following fields are required): Co-Listing Office: _____ Co-Listing Agent: _____

***Type:** COMMERCIAL/INDUSTRIAL FOR SALE Secondary Property Type _____ ***Listing Status:** _____

***List Price:** _____ **Price/Sq Ft:** _____

***List Date:** ___ / ___ / ___ ***Expire Date:** ___ / ___ / ___

LOCATION

***County:** _____ ***Street #:** _____ End Street #: _____ Street Dir. _____ ***Street Name** _____
(e.g. for 123-200 Maple) (N,S,E,W)

St Post Dir _____ St.Type _____ Bldg# _____ Unit# _____ ***Mail City:** _____ ***Zip Code:** _____
(N,S,E,W) (e.g. AV, DR, ST)

***Area (IRES):** _____ ***Sub Area (IRES):** _____ ***Locale:** _____ ***Legal:** _____

***Subdivision:** _____ ***Zoning:** _____ ***Parcel/Account Number:** _____

***Realist Tax ID:** _____ **Map Book:** _____ **Page:** _____ **Section** _____
(Refers to Mapsco. Make note of region/edition. Use X, O, X if unknown)

Driving Directions:

Listing web site: <http://> _____

LOT SIZE Approx. Acres: _____ Lot Size (sq. ft.): _____

UTILITIES ***Water Supplier:** _____ **Elec Supplier:** _____ **Gas Supplier:** _____

CONTRACT & COMPENSATION

***Listing Contract: (Check one)**

- Exclusive Right to Sell, Transaction Broker
- Exclusive Right to Sell, Agency
- Exclusive Agency/Brokerage
- Exclusive Rt to Sell, Trans Broker, with Variable Rate Commission
- Exclusive Rt to Sell, Agency, with Variable Rate Commission
- Exclusive Agency with Variable Rate Commission

***Short Pay?:** Y/N

***Buyer Agency:** _____

***Transaction Broker:** _____

(Enter % or \$ amount above)

***Buyer Exclusion: Yes / No**

Min. Earnest Money: \$ _____

Earnest Money Recipient _____

*** Limited Service?:** Y/N If "yes", the listing broker (select one option): _____ will arrange appts for cooperating broker **OR** _____ gives co-op brokers authority to make appts with seller

For Showings, contact: None / Listing Office / Listing Agent / Other: _____

MISC. ***Year Built** _____ ***New Const:** Y / N ***If Yes, Const. Completed?:** Y / N ***If No, Const. Started?:** Y / N ***If yes, Est. Completion Date:** _____

New Construction Notes (limited to 250 characters) _____

BUILDING SIZE & INFO

Building 1 SqFt _____

Building 2 SqFt _____

Building 3 SqFt _____

Min Avail SqFt Lease _____

Max Avail SqFt Lease _____

***Total Building SqFt** _____

SqFt Source: Licensee, Prior Appraisal, Building Plans, Assessor, Other (circle one)

Total SqFt Leased _____

Min/Max Units Vacant _____

Floor Levels _____

EXPENSES (Annual)

Date Available: _____ Tax Year (YYYY): _____

- *1) **POTENTIAL RENTAL INCOME** \$ _____
- *2) - **Vacancy (% of PRI)** _____
- 3) = **EFFECTIVE RENTAL INCOME** (autocalculated) _____
- 4) + **Other income (laundry, etc.)** _____
- 5) = **GROSS OPERATING INCOME** (autocalculated) _____

OPERATING EXPENSES

- Property Taxes _____
- Building Insurance _____
- Utilities _____
- Common Area Maintenance _____
- Other _____
- Other _____
- Other _____

- 6) - **TOTAL OPERATING EXPENSES** (autocalculated) _____
- 7) = **NET OPERATING INCOME** (autocalculated) _____

The following fields may be manually or automatically calculated: GRM: _____ CAP Rate: _____

REMARKS

Broker Remarks (Private information for other brokers only (e.g. commission info, bonuses, etc. Will display in IRESis & on printed agent version reports only.)

Listing Comments (Describe the property. Will display on reports and be sent to ColoProperty, MySite, and all other public web sites)

*Display listing on ColoProperty.com@? Y / N *CommercialSource.com? Y / N

COMM/INDUSTRIAL FOR SALE FEATURES: *=Required Feature. Circle or write feature number on each line provided.

<p>EXTERIOR FEATURES:</p> <p>*Land Size _____</p> <ol style="list-style-type: none"> 1. <.25 Acre 2. .25-.5 Acre 3. .5-1 Acre 4. 1-5 Acres 5. 5-10 Acres 6. 10-20 Acres 7. 20-35 Acres 8. 35+ Acres 11. Mining Claim 12. Land Lease <p>*Construction _____</p> <ol style="list-style-type: none"> 1. Wood/Frame 2. Brick/Brick Veneer 3. Block 4. Stone 5. Log 6. Metal Siding 7. Vinyl Siding 8. Composition Siding 9. Stucco 10. Wood Siding 11. Wood Shingle 12. Cedar/Redwood 13. Painted/Stained 14. Rolling Shutters 	<ol style="list-style-type: none"> 15. Other Construction 16. Tilt-Up 17. Metal Frame 18. Twin Tee 19. Wall: Block 20. Wall: Tilt-Up 21. Wall: Metal/Frame 22. Wall: Wood/Frame 23. Wall: Brick 24. Wall: Stone 25. Wall: Twin Tee 26. Wall: Other 27. Ceiling: 8 Feet or Less 28. Ceiling: 8-10 Feet 29. Ceiling: 10-12 Feet 30. Ceiling: 12-14 Feet 31. Ceiling: 14-16 Feet 32. Ceiling: 16-20 Feet 33. Ceiling: Over 20 Feet 34. Floor: Concrete 35. Floor: Sealed 36. Floor: Vinyl 37. Floor: Ceramic Tile 38. Floor: Wood 39. Floor: Carpet 40. Floor: Drains 41. Adobe 42. Concrete 	<ol style="list-style-type: none"> 43. Moss Rock <p>*Roof _____</p> <ol style="list-style-type: none"> 1. Composition Roof 2. Wood Shake/Shingle 3. Tar & Gravel 4. Tile Roof 5. Metal Roof 6. Slate Roof 7. Rubber/Membrane 8. Foam Roof 9. Fiberglass Shingles 10. Other Roof 13. More Than 1 14. Wood Deck 15. Metal Deck 16. TwinTee/Concrete 17. Cement Shake 18. Concrete Tile <p>*Comm/Indus.Type _____</p> <ol style="list-style-type: none"> 1. Incorporated Area 2. Unincorporated Area 3. Office 5. Office Condominium 7. Executive Suites 8. Retail-Freestanding 9. Retail-Strip 10. Retail-Showroom 	<ol style="list-style-type: none"> 11. Retail-Downtown 12. Retail-Regional 13. Retail-Community 14. Retail-Neighborhood 15. R&D Park 16. Industrial/High Tech 17. Industrial/Warehouse 18. Industrial/Manufacturing 19. Mini-Warehouse 20. Other Commercial 21. Other Industrial 22. Religious Facility 23. Live/Work 24. Class "A" 25. Class "B" 26. Class "C" 27. Flex Space <p>Location Description _____</p> <ol style="list-style-type: none"> 1. Cul-De-Sac 2. Corner Lot 3. Wooded Lot 4. Evergreen Trees 5. Deciduous Trees 6. Native Grass 7. Level Lot 8. Rolling Lot
--	---	---	---

- 9. Sloping Lot
- 10. Steep Lot
- 11. Rock Out-Croppings
- 12. Abuts Ditch
- 13. Abuts Golf Course
- 14. Golf Course Nborhood.
- 15. Abuts Pond/Lake
- 16. Abuts Stream/Creek/River
- 17. Abuts Farm Land
- 18. Abuts National Forest
- 19. Abuts Park
- 20. Abuts Pub. Open Space
- 21. Abuts Priv. Open Space
- 22. Meadow
- 23. Orchard
- 24. Outbuildings
- 25. Airpark
- 26. Historic District
- 27. Within City Limits

Fences _____

- 1. Partially Fenced
- 2. Enclosed Fenced Area
- 3. Wood Fence
- 4. Chain Link
- 5. Security Fence
- 6. Other Fence

Property Features _____

- 14. Fire Sprinklers
- 22. Lawn Sprinkler System
- 23. Covenants
- 24. "Clean" Room
- 25. Freight Elevator
- 26. Public Elevator
- 27. Storage on Site
- 28. Paved Parking
- 29. Public Transportation
- 30. Loading: Double Door
- 31. Loading: Drive-in
- 32. Loading: Dock High
- 33. Loading: Truck Well
- 34. Loading: Dock Leveler
- 35. Loading: Railroad Dock
- 36. Loading: Dr-in ovrhd drs

Views _____

- 1. Back Range/Snow Capped
- 2. Foothills View
- 3. Plains View
- 4. City View
- 5. Water View

Lot Improvements _____

- 1. Street Paved
- 2. Curbs
- 3. Gutters
- 4. Sidewalks
- 5. Street Light
- 6. Alley
- 7. Fire Hydrant w/in 500 Ft

Road Access _____

- 1. Private, up to Co. Stand
- 2. Private,not up to Co.Stand
- 3. 4x4 Required to Access
- 4. City Street
- 5. Co. Rd/Co. Maintained
- 6. Co. Rd/Not Maintained
- 7. State Highway
- 8. Interstate
- 9. Easement
- 10. Privately Maintained
- 11. Lack of Rt to Access
- 12. Security Gate
- 13. Alley

Rd Surface Prop. Line _____

- 1. Road Improve Needed

- 2. Dirt Road
- 3. Gravel Road
- 4. Blacktop Road
- 5. Concrete Road

Railroad Access _____

- 1. Railroad Adjacent
- 2. Rail Served
- 3. Railroad Available
- 4. Call Listor

Park Per Bldg SQFT _____

- 1. 1:100 or better
- 2. 1:150
- 3. 1:200
- 4. 1:250
- 5. 1:300
- 6. 1:350
- 7. 1:400
- 8. Over 1:400

INTERIOR FEATURES:

Basement/Foundation _____

- 1. No Basement
- 2. Partial Basement
- 3. Full Basement
- 9. Crawl Space
- 10. Slab
- 11. Walk-out Basement
- 12. Daylight Basement

***Heating** _____

- 1. No Heat
- 2. Forced Air
- 3. Hot Water
- 4. Heat Pump
- 5. Baseboard Heat
- 6. Gravity Heat
- 8. Multi-zoned Heat
- 9. Radiant Heat
- 10. Radiator
- 11. Space Heater
- 12. 2 or more Heat Sources
- 13. Humidifier
- 14. 2 or more H₂O Heaters
- 15. Electric Air Filter
- 16. Common Heat Source
- 17. Individual Heat Source
- 18. Suspended Heaters

***Cooling** _____

- 1. Refrigeration/HVAC
- 2. Window A/C Units
- 3. Evaporative Cooler
- 4. Ceiling Fan
- 5. Attic Fan
- 6. Variable Air Volume
- 7. Combo Refrg& Evap Cool
- 8. 2 or More Units
- 9. No cooling

Inclusions _____

- 1. No inclusions
- 19. Intercom
- 21. Security System
- 28. Some Furniture
- 38. Smoke Alarm(s)
- 39. Kitchenette
- 40. Break Room

Energy Features _____

- 1. Solar Domestic Hot Water
- 2. Solar Hot Water Heat
- 3. Solar Rough-In
- 4. Trombe Wall
- 5. Sun Space
- 6. Southern Exposure
- 7. Double Pane Windows

- 8. Triple Pane Windows
- 9. Storm Window
- 10. Storm Doors
- 11. Attached Greenhouse
- 12. High Efficiency Furnace
- 13. Energy Survey Comp.
- 14. Demand Control Limiter
- 15. Set Back Thermostat
- 16. Built Green
- 17. Energy Rated

Disabled Accessibility _____

- 1. Ramp Access
- 2. Level Lot
- 3. Level Drive
- 4. Near Bus
- 5. Width of Halls 42" / more
- 6. Low Carpet
- 7. Interior Doors 32" or more
- 8. Exterior Doors 36" / more
- 9. No Stairs
- 10. Other Access

OTHER FEATURES:

Utilities _____

- 1. Natural Gas
- 2. Electric
- 3. Propane
- 4. Wood/Coal
- 5. Solar-Active
- 6. Solar-Passive
- 7. Oil
- 8. No Utilities
- 9. Other Utilities
- 10. Cable TV Available
- 11. Master Meter-Electric
- 12. Master Meter-Gas
- 13. Separate Meter Electric
- 14. Separate Meter Gas
- 15. 200V Electric
- 16. 440V Electric
- 17. 3-Phase Electric
- 18. Electricity at Property
- 19. Electricity w/in 100 FT
- 20. Electricity more 100 FT
- 21. Natural Gas at Property
- 22. Natural Gas w/in 100 FT
- 23. Natural Gas more100 FT
- 24. Gas Tap Paid
- 25. Gas Tap Available
- 26. Propane Avail
- 29. Satellite Avail
- 30. High Speed Avail

***Water/Sewer** _____

- 1. City Water
- 2. District Water
- 3. Well
- 4. Cistern
- 5. City Sewer
- 6. District Sewer
- 7. Septic
- 8. No Water/Sewer
- 9. Other Water/Sewer
- 10. See Remarks

***Ownership** _____

- 1. Lender Owner/REO
- 2. Licensed Owner
- 3. Private Owner
- 4. Corporate Buy-Out
- 5. Partnership
- 6. Other Owner
- 9. HUD
- 10. Builder

***Occupied by** _____

- 1. Owner Occupied
- 2. Tenant Occupied

- 3. Vacant for Rent
- 4. Vacant not for Rent

***Possession** _____

- 4. Specific Date
- 5. Tenant Will Vacate
- 6. Owner Will Vacate
- 7. Current Lease Agreement
- 8. See Remarks

***Tenant Pays** _____

- 1. Deposit
- 2. Gas
- 3. Electric
- 4. Water
- 5. Sewer
- 6. Property Taxes
- 7. CPI Annual Escalation
- 8. Building Insurance
- 9. Interior Maintenance
- 10. Site Maintenance
- 11. Exterior Maintenance
- 12. Structural Maintenance
- 13. Association Fees
- 14. Trash
- 15. A/C Maintenance
- 16. Parking
- 17. Janitorial-Common
- 18. Janitorial-Suite
- 19. All Op Costs-used alone
- 20. Nothing
- 21. Fixed Annual Escalation

Gross Sched Income Includ.

- 1. Lease/Rents
- 2. Deposits Forfeited
- 3. Vending Machine
- 4. Common Area Fees
- 5. Lease Overage
- 6. Leased Parking

***Flood Plain** _____

- 1. High Hazard
- 2. 100 Year Flood or A Rate
- 3. 500 Yr Fld or B or X Rate
- 4. Minimal Flood or C Rating

Existing Lease _____

- 1. Month-to-Month
- 2. Fixed Term
- 3. 6 Month Lease
- 4. Year Lease
- 5. Other—See Remarks
- 6. Not Leased

Sale Includes _____

- 1. Building(s)
- 2. Land
- 3. Leases
- 4. Fixtures/Equipment
- 5. Business
- 6. Not Leased

Lease Information _____

- 9. Offer Net Lease
- 10. Offer Triple Net Lease
- 11. Offer Percentage Lease
- 12. Offer Gross Lease
- 13. Offer Modified Lease
- 14. Offer Gross Plus Utilities
- 15. Offer Fixed
- 16. Offer Escalate
- 17. Offer Mixed
- 18. Purchase Options Avail
- 19. Offer Renewable
- 20. Exclusivity
- 21. Restrictions

COMMERCIAL/INDUTRIAL FOR SALE INPUT FORM (Page 4 of 4) (Rev. 2/8/2012)

Possible Usage _____

- 1. Single Family
- 2. Multi Family
- 3. Mobile Homes
- 4. PUD
- 5. Farm/Ranch
- 6. Business
- 7. Commercial or Industrial
- 8. Additional Units

New Financing/Lending _____

- 1. Cash
- 2. Conventional
- 5. Seller Points/Buydown
- 6. Owner Financing
- 7. Wrap/Blend
- 8. Lease Purchase
- 9. Exchange/Trade
- 10. Lease Back
- 11. Subord to New 1st Loan

- 12. Subord to Construct
- 13. Government
- 15. Short Pay
- 16. 1031 Exchange
- 18. SS Pend Lender Apprvl

Showing Instructions

- 1. Lockbox
- 2. Call First, Then Go
- 3. Vacant

- 4. Appointment Only
- 5. Business Hours
- 6. Call Listor
- 7. Call Tenant
- 8. Call Manager
- 9. Do Not Disturb Occup.
- 10. Agent Must be present
- 11. Key in Listing Office
- 12. Make subject to Inspect

Exclusions (100 characters max.): _____

Showing Info (optional) All showing information is private and can be viewed by Listing Office only.

Property Vacant? Y / N Showings Allowed? Y / N Sentrilock Lockbox Serial# _____ Lockbox/CBS Code: _____

Showing Instructions: (250 character max.) _____

Email Notifications: _____
(Name)

Appt. Notices Y / N

Feedback Y / N

Occupant Info (Optional. If filled in, First and Last name and one phone number are required.)

First Name: _____ Last Name: _____

Home Phone: _____ Work Phone: _____ Other Phone: _____

Open Houses

Open House Date: ____/____/____ (mm/dd/yyyy)

Repeat Information: ____ End Open House Date (mm/dd/yyyy) _____ Monday ____ Tuesday ____ Wednesday ____ Thursday ____ Friday
____ Saturday ____ Sunday

Start Time (hh:mm): _____ End Time (hh:mm) _____

Comments: (Limited to 255 Characters)

Hosting Agent: _____

Display on the Internet (ColoProperty.com and MySite): ____ Yes ____ No

I hereby represent to the MLS that I am in possession of a properly executed Exclusive Right to Sell Listing Contract or an Exclusive Agency Listing Contract signed by the owner(s) of the property and that I have used my best efforts as to accuracy and correctness on this data input form.

Signature _____