

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

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*=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)

*Locale: _____ *Legal: _____ *Subdivision: _____

*Zoning: _____ *Parcel/Account Number: _____ *Realist Tax ID: _____

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) _____

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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 on ColoProperty.com Y / N *Zillow Group? Y / N *Exclude from ListHub Syndication *? Y / N

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

EXTERIOR FEATURES:	43. Moss Rock	1. Cul-De-Sac	26. Public Elevator
*Construction	*Roof	2. Corner Lot	27. Storage on Site
1. Wood/Frame	1. Composition Roof	3. Wooded Lot	28. Paved Parking
2. Brick/Brick Veneer	2. Wood Shake/Shingle	4. Evergreen Trees	29. Public Transportation
3. Block	3. Tar & Gravel	5. Deciduous Trees	30. Loading: Double Door
4. Stone	4. Tile Roof	6. Native Grass	31. Loading: Drive-in
5. Log	5. Metal Roof	7. Level Lot	32. Loading: Dock High
6. Metal Siding	6. Slate Roof	8. Rolling Lot	33. Loading: Truck Well
7. Vinyl Siding	7. Rubber/Membrane	9. Sloping Lot	34. Loading: Dock Leveler
8. Composition Siding	8. Foam Roof	10. Steep Lot	35. Loading: Railroad Dock
9. Stucco	9. Fiberglass Shingles	11. Rock Out-Croppings	36. Loading: Dr-in ovrhd drs
10. Wood Siding	10. Other Roof	12. Abuts Ditch	
11. Wood Shingle	13. More Than 1	13. Abuts Golf Course	Views
12. Cedar/Redwood	14. Wood Deck	14. Golf Course Nborhood.	1. Back Range/Snow Capped
13. Painted/Stained	15. Metal Deck	15. Abuts Pond/Lake	2. Foothills View
14. Rolling Shutters	16. TwinTee/Concrete	16. Abuts Stream/Creek/River	3. Plains View
15. Other Construction	17. Cement Shake	17. Abuts Farm Land	4. City View
16. Tilt-Up	18. Concrete Tile	18. Abuts National Forest	5. Water View
17. Metal Frame	*Comm/Indus.Type	19. Abuts Park	
18. Twin Tee	1. Incorporated Area	20. Abuts Pub. Open Space	Lot Improvements
19. Wall: Block	2. Unincorporated Area	21. Abuts Priv. Open Space	1. Street Paved
20. Wall: Tilt-Up	3. Office	22. Meadow	2. Curbs
21. Wall: Metal/Frame	5. Office Condominium	23. Orchard	3. Gutters
22. Wall: Wood/Frame	7. Executive Suites	24. Outbuildings	4. Sidewalks
23. Wall: Brick	8. Retail-Freestanding	25. Airpark	5. Street Light
24. Wall: Stone	9. Retail-Strip	26. Historic District	6. Alley
25. Wall: Twin Tee	10. Retail-Showroom	27. Within City Limits	7. Fire Hydrant w/in 500 Ft
26. Wall: Other	11. Retail-Downtown	Fences	
27. Ceiling: 8 Feet or Less	12. Retail-Regional	1. Partially Fenced	Road Access
28. Ceiling: 8-10 Feet	13. Retail-Community	2. Enclosed Fenced Area	1. Private, up to Co. Stand
29. Ceiling: 10-12 Feet	14. Retail-Neighborhood	3. Wood Fence	2. Private, not up to Co. Stand
30. Ceiling: 12-14 Feet	15. R&D Park	4. Chain Link	3. 4x4 Required to Access
31. Ceiling: 14-16 Feet	16. Industrial/High Tech	5. Security Fence	4. City Street
32. Ceiling: 16-20 Feet	17. Industrial/Warehouse	6. Other Fence	5. Co. Rd/Co. Maintained
33. Ceiling: Over 20 Feet	18. Industrial/Manufacturing	7. Electric Fence	6. Co. Rd/Not Maintained
34. Floor: Concrete	19. Mini-Warehouse	8. Wire Fence	7. State Highway
35. Floor: Sealed	20. Other Commercial	9. Metal Post Fence	8. Interstate
36. Floor: Vinyl	21. Other Industrial	11. Vinyl/Composite Fencing	9. Easement
37. Floor: Ceramic Tile	22. Religious Facility	Property Features	10. Privately Maintained
38. Floor: Wood	23. Live/Work	14. Fire Sprinklers	11. Lack of Rt to Access
39. Floor: Carpet	24. Class "A"	22. Lawn Sprinkler System	12. Security Gate
40. Floor: Drains	25. Class "B"	23. Covenants	13. Alley
41. Adobe	26. Class "C"	24. "Clean" Room	
42. Concrete	27. Flex Space	25. Freight Elevator	
	Location Description		

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 more 100 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 Incl.

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 Yr 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

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: _____

Allow online requests? Y / N

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Showing Staff Instructions: (500 character max.)

Showing Agent Instructions: (500 character max.)

Showing Contact Information (Optional.If filled in, First and Last name and one phone number are required.)

First Name: _____ Last Name: _____

Home Phone: _____ Use for text? Y / N

Work Phone: _____ Use for text? Y / N

Mobile Phone: _____ Use for text? Y / N

Other Phone: _____ Use for text? Y / N

Email: _____ Appt. Notices Y / N Feedback Y / N Preferred Contact Method: _____

Customize the Feedback Questionnaire: Select *one* only

(Email, Phone, Text or Other)

Use the standard showings feedback questionnaire

Use the customization from your user preferences

Customize the showings feedback questionnaire for this listing only (If this selection is chosen, select which questions to include below and/or add customized questions)

Is the customer interested in the property?

Did the property show well?

Is the price right?

Feedback on the interior

Feedback on the exterior

Other suggestions/comments

Add custom question 1: _____

Add custom question 2: _____

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: _____

Send to ColoProperty.com®, MySite, Listing Links, IDX downloads, Realtor.com®, Zillow Group, and ListHub Channels (if your office is signed up): __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