

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 *Broker Public Portal (homesnap.com public access) 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:	42. Concrete 43. Moss Rock	27. Flex Space Location Description _____ 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 37. Within City Limits	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 6. 360 Degree 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
*Construction _____ 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 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	*Roof _____ 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 *Comm/Indus.Type _____ 1. Incorporated Area 2. Unincorporated Area 3. Office 5. Office Condominium 7. Executive Suites 8. Retail-Freestanding 9. Retail-Strip 10. Retail-Showroom 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"	Fences _____ 1. Partially Fenced 2. Enclosed Fenced Area 3. Wood Fence 4. Chain Link 5. Security Fence 6. Other Fence 7. Electric Fence 8. Wire Fence 9. Metal Post Fence 11. Vinyl/Composite Fencing Property Features _____ 14. Fire Sprinklers 22. Lawn Sprinkler System	

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
20. Post and Pier

***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
20. Oil

***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
15. Elevator

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
31. Underground

***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 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

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
20. FIRPTA

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