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COMMERCIAL Industrial For Sale

LISTING # (ASSIGNED BY COMPUTER)

AREA (4)◆A HOUSE # (6)◆A DIR A STREET NAME (20)◆A CITY (16)◆A

ZIP CODE (5)◆A + 4 (4) THOMAS BROS MAP (5)◆A ASSESSOR PARCEL NUMBER (APN) (16) A LIST PRICE (8)◆ LISTING DATE (10)◆ EXPIRATION DATE (10)◆

ZONING (4) A CENSUS TRACT A TOT SQ FT OF BLDG ◆A TOT PARK SPACES◆ YEAR BLDG BUILT ◆A PHOTO ◆
 Y-TAKE PHOTO S-PHTO/SKETCH
 N-DO NOT TAKE X-XTRA INSTRUCTIONS

DUAL VARIABLE COMP DISC ◆ COMPENSATION TO SELLING OFFICE (6) ◆ LISTING TYPE ◆
 Y-YES N-NO ER-EXCL RIGHT EA-EXCL AGENCY OP-OPEN NT-NET L-LIMITED SERVICE F-FULL SERVICE E-ENTRY ONLY Y-YES N-NO Y-YES N-NO
 CITY TRANS TAX ◆A POINT OF SALE ORDINANCE ◆A

LISTING AGENT NAME ◆ LISTING AGENT EMAIL ADDRESS A

LISTING AGENT PHONE (10) ◆ EXT. (4) LISTING AGENT FAX ◆ A

LISTING OFFICE NAME ◆ A LISTING OFFICE PHONE (10) ◆ A EXT. (4)

CO-LIST AGENT NAME CO-LIST AGENT EMAIL ADDRESS A

CO-LIST AGENT PHONE (10) EXT. (4) CO-LIST AGENT FAX A

GENERAL DESCRIPTION OF PROPERTY (40)

PRESENT USE (30) PRIMARY USE
 H- HEAVY INDUSTRIAL O- OFFICE
 L- LIGHT INDUSTRIAL R- RETAIL
 M- MANUFACTURING S- SERVICE

DIRECTIONS TO PROPERTY (31) DISTRICT/NEIGHBORHOOD/SUBDIVISION (16)

CROSS STREET (16) ◆ OCCUPIED BY ◆ APX. LOT SQ. FT (7) ◆A APX. LOT ACRES (7) ◆A
 O-OWNER T-TENANT M-MANAGER V-VACANT

SHOWING ACCESS INFORMATION (31) LOCKBOX ◆ LOCKBOX LOCATION (14)
 Y-YES N-NO

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CONFIDENTIAL REMARKS - 150 _____

ADVERTISING REMARKS - 300

FINANCIALS

ANN ACT INC ◆
 ANNUAL ACT EXP ◆
 ANNUAL ACTUAL NET INC ◆
 CAP RATE ◆
 FINANCIAL DATA VERIFIED? (Y/N) ◆
 # POINTS INCLUDED IN PRICE

Loan Information

1ST LOAN BALANCE
 2ND LOAN BALANCE
 OTHER LOANS (Y/N)
 TOT OTHER LOANS \$

CIRCLE APPLICABLE SELECTIONS

A. CEILING HEIGHT

- 1 UNDER 12'
- 2 12' - 18'
- 3 OVER 18'

B. COMMERCIAL TYPE

- 1 COMMERCIAL
- 2 GARAGE/AUTO
- 3 INDUSTRIAL - HEAVY
- 4 INDUSTRIAL - LIGHT
- 5 INDUSTRIAL WAREHOUSE
- 6 MANUFACTURING
- 7 MEDICAL/DENTAL
- 8 OFFICE BUILDING
- 9 RESEARCH AND DEVELOPMENT
- 10 RETAIL
- 11 SERVICE
- 12 SHOPPING CENTER
- 13 VACANT LAND
- 14 OTHER

C. COOLING

- 1 AREA A/C
- 2 CENTRAL 1 ZONE A/C
- 3 WINDOW UNIT
- 4 OTHER

D. DISCLOSURES/ZONES ◆

- 1 AGT RELATED TO PRINCIPAL
- 2 CURRENT BUSINESS LICENSE
- 3 EXCLUSIONS - SEE REMARKS
- 4 FIRST RIGHT OF REFUSAL
- 5 MELLO-ROOS
- 6 OWNER LIC RE AGT (LREA)
- 7 PROBATE/COURT
- 8 PROBATE/INDEPENDENT ADM.

- 9 RENT CONTROL
- 10 SPECIAL ASSMT / BONDS
- 11 SPECIAL FLOOD HAZ AREA
- 12 SPECIAL STUDIES ZONE
- 13 NONE
- 14 OTHER - CALL / SEE AGENT

E. EXISTING LOAN ◆

- 1 2ND LOAN
- 2 3RD LOAN
- 3 4TH LOAN
- 4 ASSUMABLE CLEAR
- 5 ASSUMABLE QUALIFY
- 6 CONVENTIONAL
- 7 MUST BE EXISTING LENDER
- 8 PRIVATE
- 9 VARIABLE/ADJUSTABLE
- 10 NONE
- 11 OTHER

F. EXTERIOR ◆

- 1 BLOCK
- 2 BRICK
- 3 BRICK/VENEER
- 4 CONCRETE
- 5 MASONRY
- 6 METAL
- 7 STEEL
- 8 STUCCO
- 9 TILT-UP
- 10 WOOD/FRAME
- 11 NONE
- 12 OTHER

G. FINANCIAL DATA SOURCE ◆

- 1 ACCOUNTANT
- 2 ESTIMATED

- 3 INCOMPLETE
- 4 LIMITED INFO
- 5 OWNER
- 6 PROJECTED
- 7 TAX RETURN
- 8 NONE
- 9 OTHER

H. FLOORS

- 1 BRICK
- 2 CERAMIC TILE
- 3 CONCRETE SLAB
- 4 HARDWOOD FLOORS
- 5 LINOLEUM
- 6 PARTIALLY CARPETED
- 7 UNFINISHED
- 8 VINYL
- 9 W/W CARPETING
- 10 WOOD
- 11 OTHER

I. GARAGE/PARKING ◆

- 1 CARPORT(S)
- 2 CLASS A GARAGE
- 3 COMMON PARKING AREAS
- 4 ENCLOSED GARAGE
- 5 PRIVATE LOT
- 6 ROOM FOR TRUCK PARKING
- 7 SECURITY GARAGE
- 8 ASSIGNED SPACES
- 9 STREET PARKING
- 10 NONE
- 11 OTHER

J. HEATING

- 1 CENTRAL GRAVITY

- 2 ELECTRIC
- 3 FLOOR FURNACE
- 4 FORCED AIR 1 ZONE
- 5 GAS
- 6 RADIANT
- 7 SOLAR
- 8 SPACE
- 9 STEAM
- 10 WALL FURNACE
- 11 NO HEAT
- 12 OTHER HEAT

K. LOCAL GOVERNMENT ◆

- 1 NEIGHBORHOOD APPROVAL
- 2 PUBLIC HEARING
- 3 TYPE OF BUSINESS ALLOWED
- 4 USE PERMIT
- 5 NONE
- 6 OTHER

L. LOCATION ◆

- 1 BUSINESS DISTRICT
- 2 CORNER
- 3 INDUSTRIAL DISTRICT
- 4 INSIDE
- 5 MID-BLOCK
- 6 PROFESSIONAL CENTER
- 7 SHOPPING CENTER
- 8 STRIP RETAIL
- 9 NONE
- 10 OTHER

M. MISCELLANEOUS

- 1 APPROVED RR SPUR/SIDING
- 2 BURGLAR ALARM
- 3 COUNTERS
- 4 DISPLAY CASE
- 5 ELEVATOR

- 6 EXISTING LEASE
- 7 FENCED YARD
- 8 FIRE ALARM
- 9 FIRE SPRINKLER SYSTEM
- 10 FLOOR DRAIN
- 11 FREE STANDING BUILDING
- 12 GAS TANKS AND PUMPS
- 13 LIMITED WHEELCHAIR ACCESS
- 14 MAJOR TENANT(S)
- 15 MONTH-TO-MONTH
- 16 PAVED YARD
- 17 OVERHEAD CRANE
- 18 REFRIGERATORS
- 19 SHELVING
- 20 SHOW WINDOWS
- 21 SMOKE DETECTOR
- 22 STEAM CLEANING
- 23 TRADE FIXTURES
- 24 WHEELCHAIR ACCESS
- 25 OTHER

N. POSSESSION◆

- 1 COE
- 2 NEGOTIABLE
- 3 TENANT'S RIGHTS
- 4 NONE
- 5 OTHER

O. REPORTS◆

- 1 ASBESTOS REPORT
- 2 CITY INSPECTION
- 3 ELECTRICAL REPORT
- 4 ENGINEER'S REPORT
- 5 FIRE INSPECTION
- 6 FURNACE INSPECTION
- 7 HEALTH INSPECTION
- 8 PEST CONTROL REPORT
- 9 POOL INSPECTION
- 10 ROOF REPORT
- 11 NONE
- 12 OTHER

P. ROOF◆

- 1 ALUMINUM OVER TAR
- 2 BARREL/TRUSS
- 3 COMPOSITION SHINGLES
- 4 METAL
- 5 ROLLED COMPOSITION
- 6 SLATE
- 7 TAR AND GRAVEL
- 8 TILE
- 9 UNKNOWN
- 10 WOOD SHAKE
- 11 WOOD SHINGLE
- 12 NONE
- 13 OTHER

Q. SALE INCLUDES

- 1 ALARM SYSTEM
- 2 BUILDING ON LEASED LAND
- 3 BUSINESS
- 4 FIXTURES & EQUIPMENT
- 5 INVENTORY
- 6 REAL ESTATE
- 7 SEE BUS OP LISTING ALSO
- 8 TELEPHONE SYSTEM
- 9 OTHER

R. STORY

- 1 ONE
- 2 TWO
- 3 THREE
- 4 FOUR
- 5 FIVE OR MORE

- 6 MEZZANINE
- 7 BASEMENT
- 8 OTHER

S. TENANT EXPENSES◆

- 1 COMMON AREA EXPENSE
- 2 ELECTRIC
- 3 ELEVATOR
- 4 EXTERIOR MAINTENANCE
- 5 FIRE INSURANCE
- 6 GAS
- 7 GLASS INSURANCE
- 8 GROUND MAINTENANCE
- 9 HVAC MAINTENANCE
- 10 INTERIOR MAINTENANCE
- 11 JANITORIAL
- 12 LIABILITY INSURANCE
- 13 MERCHANT'S ASSOCIATION
- 14 NNN/ALL
- 15 ROOF MAINTENANCE
- 16 SEWER
- 17 SITE MAINTENANCE
- 18 TAX ESCALATION CLAUSE
- 19 TAXES
- 20 TRASH
- 21 WATER
- 22 NONE
- 23 OTHER

I. TERMS◆

- 1 ALL INCLUSIVE
- 2 ASSUMABLE
- 3 CASH
- 4 CONTRACT OF SALE
- 5 CONVENTIONAL
- 6 1031 EXCHANGE
- 7 INSTALLMENT SALE
- 8 OMC 1ST
- 9 OMC 2ND
- 10 OTHER NOTES
- 11 PRICE AS IS
- 12 NONE
- 13 OTHER

U. TRUCK DOOR

- 1 6' - 8'
- 2 9' - 12'
- 3 OVER 12'
- 4 CROSS DOCK
- 5 DRIVE-IN
- 6 DOCK-HIGH
- 7 NO TRUCK DOOR
- 8 OTHER

V. UTILITIES

- 1 220-VOLT
- 2 3 PHASE
- 3 400 AMP OR MORE
- 4 440 VOLT
- 5 CATV WIRING
- 6 ELECTRIC
- 7 GAS
- 8 HOT WATER
- 9 HYDRANT(S)
- 10 MASTER METER
- 11 PUBLIC SEWER
- 12 PUBLIC WATER
- 13 SEPARATE METER
- 14 COMMUNICATION WIRING
- 15 WELL

- 16 OTHER

W. INTERNET DISPLAY

- 1 FULL STREET ADDRESS
- 2 PARTIAL STREET NAME
- 3 NO ADDRESS

ZZ. INTERNET INCLUDE ON SITES◆

- 1 YES - ALL SITES
- 2 NO - NO SITES