

HICENTRAL MLS, LTD.

PROPERTY TYPE—COMMERCIAL INDUSTRIAL

KEYWORDS: Fill in the boxes for each keyword. (*) items denote required entries for adding a listing. (RC)s denote conditionally required entries for adding a listing.

MLS INFORMATION

*TMK#: _____ *Listing Agent MLSID: _____ *MLS #: _____
 Div/Zone/Sec/Plat/Parcel/CPR Co-Listing Agent MLSID: _____ *List Price: _____

GENERAL LISTING INFORMATION

*Land Recorded: _____ *Listing Type (ER/EA): _____ *Listing Date: _____ *Listing Exp Date: _____
 *Compensation: _____ Comp. Subject To: _____ *Dual Variable Comp: _____ Comp. Method: _____ *G.E. Tax Paid
 Foreclosure: _____ Advertise Date: _____ Auction Date: _____ Foreclosure No: _____ by Seller: _____
 *Show Internet: _____ (RC)Show Addr Internet: _____ *Lockbox: _____ Lockbox Serial #: _____
 Commercial Space Lease: _____ Days Open: _____ *Listing Service: _____
 Seller's Initials: _____

ADDRESS

*Street #: _____ Street Dir Prefix: _____ *Street Name: _____ *Street Suffix: _____
 *City: _____ *Zip Code: _____ *State: _____ Unit Number: _____

SCHOOLS

Elementary School: _____ Middle School: _____ High School: _____

PROPERTY INFORMATION

SIC: _____
 *Zoning: _____ *Flood Zone Code: _____ Total # of Units: _____
 # of Stories: _____ Parking Total: _____ *Year Built: _____
 Floor #: _____ *SQFT Other: _____ *SQFT Interior: _____
 *Land SQFT: _____ Business Name: _____ *Landlord: _____
 Public Report #: _____ *Building Name: _____ Year Established: _____ *Landlord Ph #: _____
 Management Company: _____ Management Co. Phone #: _____

FINANCIAL INFORMATION

Rental Income Monthly: _____
 Gross Income: _____ Annual Expense: _____
 Net Operating Income: _____
 *Tax Assessed Land: _____ *Tax Assessed Improvements: _____ *Tax Assessed Total: _____
 *Tax Amount Monthly: _____ *Assessment Year (YYYY): _____

LEASEHOLD INFORMATION

*Land Tenure (FS/LH): _____ Fee Purchase: _____ (RC)Fee Options: _____
 *Lease Type: _____ (RC)Lessor: _____
 Cur Mon Lease/Rnt: _____ Lease Renegotiate Date: _____ (RC)Lease Expiration Date: _____ (RC)Lease Until Year: _____
 Nxt Step-Up Mon Rnt: _____ 2nd Step-Up Mo Rnt: _____ Next Until Year: _____ 2nd Until Year: _____

REMARKS

Public Remarks (maximum 600 alpha/numeric characters)

Agent/Showing Remarks (maximum 400 alpha/numeric characters)

COMMERCIAL INDUSTRIAL FEATURES

(*) = REQUIRED

1. *SPECIAL SALE CONDITIONS

1. None
 2. Bankruptcy
 3. Foreclosure
 4. Probate
 5. Short Sale

2. *TERMS ACCEPTABLE

1. A/S
 2. Assumption
 3. Cash
 4. Exchange
 5. Govt Ganteed Loan
 6. Lease w/ Pkse Opt
 7. Open
 8. Other
 9. PMM
 10. Seller Financing
 11. Wrap

3. *DISCLOSURES

1. None
 2. Buyer Restrictions
 3. Call Listor
 4. Court Apprvl Required
 5. Improvement District
 6. Inactive Lic Owner
 7. Lender Approval Req.
 8. Licensed Owner
 9. Listor Owner
 10. Moratorium
 11. Non Res Owner
 12. Pending Litigation
 13. Photovoltaic
 14. Property Disc Stmt
 15. Relative of Licensee
 16. See Remarks
 17. Special Assessment

4. PROPERTY TYPE

1. Community Center
 2. Condo/Apt
 3. Convenience Store
 4. Free Standing
 5. Hotel/Motel
 6. Industrial
 7. Mixed Use
 8. Neighborhood Center
 9. Office
 10. Other
 11. Regional Center
 12. Restaurant
 13. Retail Mall
 14. See Remarks
 15. Shopping Center
 16. Special Purpose
 17. Warehouse

5. STORY TYPE

1. One
 2. Two
 3. Three
 4. 4-7
 5. 8-14
 6. 15-20
 7. 21+

6. PROPERTY CONDITION

1. Above Average
 2. Average
 3. Excellent
 4. Fair
 5. Needs Major Repair
 6. Tear Down

7. DOCUMENTS AVAILABLE

1. None
 2. Building Plans
 3. Environmental Asse.
 4. Inventory
 5. Lease Documents
 6. Licenses
 7. Other
 8. P&L
 9. Permits
 10. Survey
 11. Tax Return
 12. Title Search

8. *AMENITIES

1. None
 2. ADA Accessible
 3. ADA Compliant
 4. Chill Room
 5. Computer Room
 6. Fire Sprinkler
 7. Floor Drain
 8. Freezer Room
 9. Mezzanine Office
 10. Office
 11. Other
 12. Private Restroom
 13. Public Restroom
 14. Raised Floor
 15. Recreation Area
 16. Security

9. *CONSTRUCTION/ EXTERIOR FINISH

1. Brick
 2. Concrete Block
 3. Concrete Tilt-up
 4. Converted
 5. Food Quality
 6. High Cube
 7. Loft Space
 8. Metal Frame
 9. New
 10. Other
 11. Reinforced Concrete
 12. Remodeled
 13. See Remarks
 14. Stone
 15. Under Construction
 16. Vinyl
 17. Wood Frame

10. *ROOFING

1. Aluminum/Steel
 2. Composition
 3. Other
 4. Pitch & Gravel
 5. Shake
 6. Shingle
 7. Tile

11. *FLOOR COVERING

1. Asphalt
 2. Concrete
 3. Dock High
 4. Heavy Load
 5. Light Load
 6. Other
 7. See Remarks
 13. Wood

12. *PARKING

1. None
 2. Assigned
 3. Off Site
 4. On Site
 5. Other
 6. Pay Public
 7. Street
 8. Unassigned

13. PROPERTY FRONTAGE

1. Building Lobby
 2. Industrial
 3. Interior Hallway
 4. Main Street
 5. Other
 6. Retail Mall
 7. Side Street

14. *LOADING

1. None
 2. Container Dock
 3. Container Doors
 4. Freight Elevator
 5. Loading Area
 6. Other
 7. Passenger Elevator

15. *EASEMENTS

1. None
 2. Drainage
 3. Driveway
 4. Other
 5. Sewer
 6. Utility
 7. Water

16. *INCOME INFO SOURCE

1. Accountant
 2. Appraisal
 3. Broker
 4. Excise Tax
 5. Other
 6. Owner
 7. Tax Return

17. *EXPENSE INFO SOURCE

1. Accountant
 2. Appraisal
 3. Broker
 4. Industry Average
 5. Owner
 6. Tax Return

18. *UTILITIES AVAILABLE

1. None
 2. Emergency Electricity
 3. Gas
 4. Heavy Electricity
 5. Large Water Meter
 6. Light Electricity
 7. Other
 8. Small Water Meter

19. TENANTS RESPONSIBILITIES INCL.

1. None
 2. AC Maintenance
 3. Common Area Maint.
 4. Electricity
 5. Elevator Maintenance
 6. Excise Tax
 7. Fire Insurance
 8. Gas
 9. Glass Insurance
 10. Janitorial/Trash Removal
 11. Lease Rent
 12. Liability Insurance
 13. Other
 14. Real Estate Taxes
 15. Water

20. *SEWER

1. None
 2. Cesspool
 3. Connected
 4. Holding Tank
 5. Not Connected
 6. Other
 7. Septic

21. *COOLING

1. None
 2. Central AC
 3. Individual
 4. Individual Meters
 5. Other

22. SHOWING

1. Appointment Only
 2. Call Listor
 3. SmartCard - Go/Show
 4. DND Tenant/Employees

Broker's Initials: _____

Date _____

Seller Signature _____

Print Name _____

Date _____

Seller Signature _____

Print Name _____

Date _____

DR/BIC certifies that a valid Exclusive Listing Agreement is being held at listing office.

Authorized Signature of DR/BIC _____

Print Name _____

Date _____