

KEYSTONE MLS NETWORK

Commercial - Industrial - Business - SALE

Office Name _____
Office Phone _____

Agent Name _____
Agent Phone _____

County ML# Street # Direction Street Name Street Suffix Lot # City State Zip

List Price List Date Expiration Date Owner TL% SA% BA% Dual Rate Y/N Lease Commission Discl. Terms/Etc. Y/N

Type (Bus, Com, Ind) Realtor.com (Commercial) Lot Size Total Acres Year Built Total Units # Ejoy Units #1 Bed Units #2 Bed Units #3 Bed Units # Full Baths # Half Baths Franklin Map Page Map Column Map Row

School District Municipality/Township APN#/Tax ID Deed Reference # Deed Record Date Assessment Location/Development

Zoning - PUD/HOA Contact Name PUD/HOA Contact Phone

Directions _____

Public Remarks _____

Agent Remarks _____

Office Remarks _____

TAXES
Annual County Tax Annual Municipal Tax Annual School Tax

SQUARE FOOTAGES
Available Office SqFt Available Retail SqFt Available Warehouse SqFt Gross SqFt \$ Per SqFt

INCOME & EXPENSES
Annual Lease CAM Rate Per SqFt Gross Income Monthly Lease Net Income Operating Expenses % Share of Tax Taxes Per SqFt Total Taxes

MISCELLANEOUS
Allocated Parking Spaces # Off Street Parking Spaces Asn/Condo/Pk Annual Fee Mixed Use Y/N Road Frontage

Sir Concession Y/N Concession \$ Mortgage \$ Interest % Selling Price Projected Settlement Date Settlement Date Financing Selling Ofc Selling Agt Status

Keystone COMMERCIAL, INDUSTRIAL and BUSINESS - SALE Details

A: SALE (4)

- 1. Agriculture
- 2. Apartment Building
- 3. Automotive
- 4. Barber/Beauty Shop
- 5. Bed & Breakfast
- 6. Business & Lease
- 7. Campground
- 8. Car Wash
- 9. Church
- 10. Commercial
- 11. Distributor
- 12. Flex Space
- 13. Floral Service
- 14. Food Services
- 15. Garage/Repair
- 16. Heavy Manufacturing
- 17. Hotel/Motel
- 18. Industrial
- 19. Institutional
- 20. Laundromat
- 21. Light Manufacturing
- 22. Liquor Store
- 23. Marina
- 24. Medical/Dental
- 25. Mini Storage
- 26. Mobile Home Park
- 27. Office
- 28. Recreational
- 29. Residential
- 30. Restaurant
- 31. Retail Space
- 32. School
- 33. Shopping Center
- 34. Special Purpose
- 35. Tavern
- 36. Warehouse
- 50. Other-See Remarks

C: POSSIBLE USE (20)

- 1. Agriculture
- 2. Apartment Building
- 3. Automotive
- 4. Barber/Beauty Shop
- 5. Bed & Breakfast
- 6. Business & Lease
- 7. Campground
- 8. Car Wash
- 9. Church
- 10. Commercial
- 11. Distributor
- 12. Flex Space
- 13. Floral Service
- 14. Food Services
- 15. Garage/Repair
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- 35. Tavern
- 36. Warehouse
- 50. Other-See Remarks

D: CONSTRUCTION (2)

- 1. Masonry
- 2. Not Applicable
- 3. Pre-engineered
- 4. Steel
- 5. Wood
- 50. Other-See Remarks

E: EXTERIOR (4)

- 1. Brick
- 2. Concrete Block
- 3. Dryvit/EFIS
- 4. Metal
- 5. Not Applicable
- 6. Pre-Cast
- 7. Wood
- 50. Other-See Remarks

F: ROOF (4)

- 1. Built-Up
- 2. Flat
- 3. Metal
- 4. Pitched
- 5. Rubber
- 6. Shingle
- 50. Other-See Remarks

G: LOT SIZE (1)

- 1. No Land
- 2. Less than .25ac
- 3. .25ac to less than .50ac
- 4. .50ac to less than 1ac
- 5. 1ac to less than 2ac
- 6. 2ac to less than 4ac
- 7. 4ac to less than 10ac
- 8. 10ac to less than 25ac
- 9. 25ac to less than 50ac
- 10. 50ac to less than 75ac
- 11. 75ac to less than 100ac
- 12. 100ac to less than 200ac
- 13. 200+ acres
- 50. Other-See Remarks

H: ZONING (2)

- 1. Agricultural
- 2. Central Business Dist.
- 3. Commercial
- 4. Conservation
- 5. Historic District
- 6. Industrial
- 7. No Zoning
- 8. Office
- 9. PRD-PUD
- 10. Res/Multi-Family
- 11. Residential
- 50. Other-See Remarks

I: LOCATION (6)

- 1. Corner
- 2. Downtown/Urban
- 3. Enterprise Zone
- 4. Highway
- 5. Historic District
- 6. Industrial Park
- 7. KOZ
- 8. Mall
- 9. Out Parcel
- 10. Pad Site
- 11. Professional Center
- 12. Residential Area
- 13. Rural
- 14. Shopping Center
- 15. Strip Center
- 16. Suburban
- 50. Other-See Remarks

J: TOPOGRAPHY (3)

- 1. Flood Plain
- 2. Level
- 3. Sloping
- 4. Wooded
- 50. Other-See Remarks

K: IMPROVEMENT HGTS (3)

- 1. 1 Story
- 2. 2 Story
- 3. 3 Story
- 4. Over 3
- 50. Other-See Remarks

L: CEILING HGTS (3)

- 1. Less than 8 ft
- 2. 8-10 ft
- 3. 11-14 ft
- 4. 15-18 ft
- 5. 19-22 ft
- 6. 23-25 ft
- 7. Over 26 ft
- 8. Various
- 50. Other-See Remarks

M: ELECTRICAL SYSTEM (4)

- 1. 50-200 amps
- 2. 300-400 amps
- 3. 500-800 amps
- 4. 900-1.5k amps
- 5. 1.6k+ amps
- 6. 110 volt
- 7. 220 volt
- 8. 440 volt
- 9. 3 Phase
- 50. Other-See Remarks

N: HOT WATER (2)

- 1. None
- 2. Electric
- 3. Gas
- 4. Oil
- 5. Propane
- 6. Solar
- 50. Other-See Remarks

O: HVAC (4)

- 1. Central Air
- 2. Electric
- 3. Gas
- 4. Heat Pump
- 5. No Heat
- 6. Oil
- 7. Propane
- 8. Wall/Window AC Units
- 50. Other-See Remarks

P: WATER (2)

- 1. On Site
- 2. Public Water
- 50. Other-See Remarks

Q: SEWER (2)

- 1. On Site
- 2. Public Sewer
- 50. Other-See Remarks

R: UTILITIES AVAIL (7)

- 1. Above Ground Utilities
- 2. Cable TV
- 3. Electric
- 4. Gas
- 5. Propane
- 6. Sewer
- 7. Underground Utilities
- 8. Water
- 50. Other-See Remarks

S: PARKING (5)

- 1. None
- 2. Covered
- 3. Leased
- 4. Off Site—Private
- 5. Off Site—Public
- 6. On Site
- 7. Secured
- 50. Other-See Remarks

T: FEATURES/AMENS (15)

- 1. Basement
- 2. Beer Distributor License
- 3. Beer License
- 4. Carpets
- 5. Concrete Floors
- 6. Conveyor System
- 7. Exhaust System
- 8. Fenced
- 9. Freight Elevator
- 10. Handicap Access
- 11. Liquor License
- 12. Outside Storage
- 13. Overhead Cranes
- 14. Passenger Elevator
- 15. Private Restrooms
- 16. Public Restrooms
- 17. Security System
- 18. Smoke Detectors
- 19. Sprinkler System
- 20. Trade Fixtures Included
- 21. Wood Floors
- 50. Other-See Remarks

U: FUEL TANKS (2)

- 1. None
- 2. Above Ground
- 3. Underground
- 4. Unknown
- 50. Other-See Remarks

V: TRUCK DOORS (2)

- 1. 1-5 Grade
- 2. 6-10 Grade
- 3. 11+ Grade
- 4. 1-5 Loading Docks
- 5. 6-10 Loading Docks
- 6. 11+ Loading Docks
- 7. Not Applicable
- 50. Other-See Remarks

W: TRUCK DOOR HGT (2)

- 1. 1-7 ft
- 2. 8-9 ft
- 3. 10-11 ft
- 4. 12-14 ft
- 5. 15+ ft
- 6. Drive-In
- 7. Not Applicable
- 50. Other-See Remarks

X: RAIL (2)

- 1. None
- 2. Abandoned
- 3. Potential
- 4. Siding/Spur
- 50. Other-See Remarks

Y: ROAD ACCESS (6)

- 1. City Road
- 2. Easements
- 3. Interchange
- 4. Interstate
- 5. No Frontage
- 6. Private Road
- 7. Right of Way
- 8. Road Frontage (Specify)
- 9. Road Permits Required
- 10. State Road
- 11. Township Road
- 12. US Highway
- 50. Other-See Remarks

Z: OCCUPANCY (3)

- 1. Fully Occupied
- 2. Ownr Occ-to Lease Bck
- 3. Owner Occ-to Vacate
- 4. Partially Occupied
- 5. Tenant Occ-to Vacate
- 6. Vacant
- 50. Other-See Remarks

AA: ASC/CONDO FEE INC (5)

- 1. Exterior Maintenance
- 2. Lawn Maintenance
- 3. Sewer
- 4. Snow Removal
- 5. Trash
- 6. Water
- 50. Other-See Remarks

BB: DOCUMENTS (20)

- 1. Accounting Statements
- 2. Aerial Photographs
- 3. Appraisal
- 4. Architectural Drawings
- 5. Building Plan
- 6. Contracts/Covenants
- 7. Copy of Lease(s)
- 8. Deed Restrictions
- 9. Demographics
- 10. Engineering Study
- 11. Environmental Assmt
- 12. Equipment List
- 13. Governmt Approvals
- 14. Inventory List
- 15. Investment Analysis
- 16. L&I Drawings
- 17. Licenses
- 18. Occupancy Permit
- 19. Plot Plan
- 20. Right of Way/Easemnts
- 21. Soil Analysis/Survey
- 22. Survey
- 23. Tax Return Available
- 24. Topography Map
- 25. Wetland Study
- 50. Other-See Remarks

CC: FORM OF OWNRSHP (2)

- 1. Condominium
- 2. Fee Simple
- 3. Leasehold
- 50. Other-See Remarks

TT: FINANCING (8)

- 1. Assumable
- 2. Cash
- 3. Conventional
- 4. Ind Develop Auth
- 5. Installment Sale
- 6. Lease/Purchase Optn
- 7. Owner Will Consider
- 50. Other-See Remarks

UU: POSSESSION (4)

- 1. Crops Reserved
- 2. Immediate
- 3. Negotiable
- 4. Settlement
- 5. Subject to Lease
- 50. Other-See Remarks

VV: SHOWING INSTRCTS (8)

- 1. Call Listing Agent
- 2. Call Listing Office
- 3. Key In Office
- 4. LA Must Accompany
- 5. Lockbox-Combination
- 6. Lockbox-Electronic
- 7. No Sign On Property
- 8. Notice Required
- 9. Show Anytime
- 10. Virtual Tour
- 50. Other-See Remarks

WW: ADDRSS EXCLSNS (5)

- 1. Exclude None
- 2. Exclude All
- 3. REALTOR.com
- 4. IDX Sites
- 5. MLS Public Site
- 6. VOW Sites
- 7. Print
- 8. Home Advisor
- 9. CoStar
- 10. LoopNet
- 50. Other-See Remarks

XX: EXCLUSIONS (5)

- 1. Exclude None
- 2. Exclude All
- 3. REALTOR.com
- 4. IDX Sites
- 5. MLS Public Site
- 6. VOW Sites
- 7. Print
- 8. Home Advisor
- 9. CoStar
- 10. LoopNet
- 50. Other-See Remarks

YY: PHOTO CODE (1)

- 1. Photo Uploaded
- 2. Take Photo—Bill Me
- 3. To Be Built/Under Const
- 50. Other-See Remarks

LEASE COMMISSION

Paid Upfront
Paid Over Time

FINANCING TERMS

- 1 - Assumable
- 2 - Cash
- 3 - Conventional
- 4 - Farm Credit
- 5 - FHA
- 6 - FmHA
- 7 - Installment Sale
- 8 - Lease Purchase
- 9 - Owner Financing
- 10 - Rent w/Option to Buy
- 11 - VA
- 12 - Ind Develop Auth
- 16 - Other