

# HICENTRAL MLS, LTD. PROPERTY TYPE—BUSINESS

**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:** \_\_\_\_\_  
 Foreclosure: \_\_\_\_\_ **Advertise Date:** \_\_\_\_\_ **Auction Date:** \_\_\_\_\_ **\*G.E. Tax Paid By Seller:** \_\_\_\_\_  
**\*Show Internet:** \_\_\_\_\_ **(RC)Show Addr Internet:** \_\_\_\_\_ **\*Lockbox:** \_\_\_\_\_ **Foreclosure No:** \_\_\_\_\_  
 Comm. Space Lease: \_\_\_\_\_ **\*Days Open:** \_\_\_\_\_ **Lockbox Serial #:** \_\_\_\_\_  
**\*Listing Service:** \_\_\_\_\_

## ADDRESS

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

## SCHOOLS

Elementary School: \_\_\_\_\_ Middle School: \_\_\_\_\_ High School: \_\_\_\_\_

## PROPERTY INFORMATION

\***Floor #:** \_\_\_\_\_ **SIC:** \_\_\_\_\_ **# of Stories:** \_\_\_\_\_ **Building Name:** \_\_\_\_\_  
**\*Zoning:** \_\_\_\_\_ **\*Flood Zone Code:** \_\_\_\_\_ **Land SQFT:** \_\_\_\_\_ **SQFT Other:** \_\_\_\_\_  
**Business Type:** \_\_\_\_\_ **\*Business Name:** \_\_\_\_\_ **Year Established:** \_\_\_\_\_ **\*SQFT Interior:** \_\_\_\_\_  
**Landlord:** \_\_\_\_\_ **Landlord Phone:** \_\_\_\_\_ **Year Built:** \_\_\_\_\_  
**Management Company:** \_\_\_\_\_ **Manage Company Phone #:** \_\_\_\_\_ **Parking Total:** \_\_\_\_\_ **Total # of Units:** \_\_\_\_\_

## FINANCIAL INFORMATION

\***Rental Income Monthly:** \_\_\_\_\_  
**\*Gross Income:** \_\_\_\_\_ **\*Total Annual Operating Expenses:** \_\_\_\_\_  
**\*Net Operating Income:** \_\_\_\_\_ **Franchise Fee:** \_\_\_\_\_  
**\*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:** \_\_\_\_\_  
**(RC)Cur Mon Lease/Rnt:** \_\_\_\_\_ **Lease Reneg Date:** \_\_\_\_\_ **(RC)Lease Exp. 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 800 alpha/numeric characters)

---



---

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

---



---

# BUSINESS FEATURES

(R) = REQUIRED

**1. (R)SPECIAL SALE CONDITIONS**

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

**2. (R)TERMS ACCEPTABLE**

1. A/S  
 2. Assumption  
 3. Can Subordinate  
 4. Cash  
 5. Conventional  
 6. Exchange  
 7. Govt Granteed Loan  
 8. Joint Venture  
 9. Open  
 10. Operating Lease  
 11. Other  
 12. Sale/Lease  
 13. Secy Agt/UCC Fin St  
 14. Seller Financing  
 15. Stock Merge  
 16. USDA Financing

**3. POSSESSION**

1. At Closing  
 2. Immediate  
 3. Negotiable  
 4. Subject To Tenancy

**4. (R)DISCLOSURES**

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

**5. (R)BUSINESS TYPE**

1. Agriculture  
 2. Bar/Lounge  
 3. Fast Food/Deli  
 4. Grocery/Liquor  
 5. Jewerly  
 6. Manufacturing  
 7. Medical/Dental  
 8. Other  
 9. Restaurant  
 10. Retail General  
 11. Services  
 12. Storage  
 13. Wholesale

**6. (R)STORIES**

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

**7. (R)TYPE OF OWNERSHIP**

1. Corporate  
 2. Other  
 3. Partner  
 4. Sole

**8. (R)DOCUMENTS AVAILABLE**

1. Appraisal  
 2. Building Plans  
 3. Environmental Asse.  
 4. Furniture, Fix, Equip.  
 5. Lease Documents  
 6. Licenses  
 7. P&L  
 8. Survey  
 9. Tax Return  
 10. Title Search

**9. (R)AMENITIES**

1. None  
 2. A/C  
 3. ADA Accessible  
 4. ADA Compliant  
 5. Exterior Sign  
 6. Exterior Sprinkler  
 7. Extra Storage  
 8. Gas  
 9. High Voltage  
 10. Interior Sprinkler Sys  
 11. Private Restroom  
 12. Public Restroom  
 13. Rear Entry  
 14. Security System

**10. (R)HOURS**

1. 10/Day  
 2. 24 Hrs  
 3. 8/Day  
 4. 9/Day  
 5. > 10 Day  
 6. < 8 Day  
 7. Varied

**11. (R)LOCATION**

1. Business Park  
 2. Commercial/Industrial  
 3. Downtown  
 4. Freestanding  
 5. In-Line  
 6. Other  
 7. Residential  
 8. Shopping Center

**12. (R)PARKING**

1. None  
 2. 11-25 Spaces  
 3. 26+ Spaces  
 4. Additional Charge  
 5. Assigned  
 6. Common Area  
 7. Covered  
 8. Included  
 9. <10 Spaces  
 10. Off Site  
 11. On Site  
 12. Open  
 13. Other  
 14. Private

**13. (R)EMPLOYEES**

1. 1-10  
 2. 11 or More  
 3. Full Time  
 4. Non Union  
 5. Owner  
 6. Part Time  
 7. Unionized

**14. (R)CONSTRUCTION/ EXTERIOR FINISH**

1. Above Ground  
 2. Brick  
 3. Concrete  
 4. Double Wall  
 5. Hollow Tile  
 6. Masonry/Stucco  
 7. Other  
 8. Single Wall  
 9. Slab  
 10. Steel Frame  
 11. Stone  
 12. Vinyl  
 13. Wood Frame

**13. (R)EXPENSE INFO SOURCE**

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

**16. LESSEE'S RESPONSIBILITIES**

1. Common Area Maint.  
 2. Insurance  
 3. Operating Expenses  
 4. Other  
 5. Promotion/Advertising  
 6. Real Estate Taxes  
 7. Trash Removal  
 8. Utilities

**17. PROPERTY FRONTAGE**

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

**18. (R)SEWER**

1. Cesspool  
 2. Connected  
 3. Grease Trap  
 4. Holding Tank  
 5. Not Connected  
 6. Septic

**19. LOADING**

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

**20. COOLING**

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

**21. (R)INCLUSIONS**

1. Corporate Stocks  
 2. Equipment/Fixtures  
 3. Lease  
 4. Licenses/Permits  
 5. Merchandise/Inventory  
 6. Name/Trademarks  
 7. Other  
 8. Real Property  
 9. Tenant Improvements

**22. (R)SHOWING**

1. Appointment Only  
 2. Call Listor  
 3. SmartCard - Go/Show  
 4. Confidential

I state to the best of my knowledge that the above information is correct and authorize its release.

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 \_\_\_\_\_