HICENTRAL MLS, LTD.
PROPERTY TYPE—BUSINESS

CLEAR FORM

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

GENERAL LISTING INFORMATION

***Land Recorded:** _____ ***Listing Type (ER/EA):** _____ ***Listing Date:** _____ ***Listing Exp Date:** _____
Foreclosure: _____ Advertise Date: _____ Auction Date: _____ Foreclosure No: _____
***Show Internet:** _____ (RC)Show Addr Internet: _____ ***Lockbox:** _____ Lockbox Serial #: _____
Comm. Space Lease: _____ ***Days Open:** _____ ***Listing Service:** _____

ADDRESS

***Street #:** _____ Street Dir Prefix: _____ ***Street Name:** _____ ***Street Suffix:** _____
***City:** _____ ***Zip Code:** _____ ***State:** HI 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 Reminder: Do not input compensation information into the MLS

Public Remarks (maximum 1200 alpha/numeric characters)

Agent/Showing Remarks (maximum 600 alpha/numeric characters)

HICENTRAL MLS, LTD., 1136 12TH AVENUE, SUITE 200, HONOLULU, HI 96816
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BUSINESS FEATURES (R) = REQUIRED (gray box)

1. (R) SPECIAL SALE CONDITIONS
- [ ] None
- [ ] Bankruptcy
- [ ] Foreclosure
- [ ] Probate
- [ ] Short Sale

2. (R) FINANCING TERMS ACCEPTABLE
- [ ] 1031 Exchange
- [ ] Agreement of Sale
- [ ] Assumable Loan
- [ ] Can Subordinate
- [ ] Cash
- [ ] Conventional
- [ ] Govt Guaranteed Loan
- [ ] Joint Venture
- [ ] Open
- [ ] Operating Lease
- [ ] Other
- [ ] Portfolio
- [ ] Sale/Lease
- [ ] Secy Sgt/UCC Fin St
- [ ] Stock Merge
- [ ] USDA Financing

3. POSSESSION
- [ ] At Closing
- [ ] Immediate
- [ ] Negotiable
- [ ] Subject to Tenancy

4. (R) DISCLOSURES
- [ ] None
- [ ] Buyer Restrictions
- [ ] Call Listor
- [ ] Court Approval Reqd
- [ ] Foreign Owner
- [ ] Inactive Lic. Owner
- [ ] Lender Approval Reqd
- [ ] Licensed Owner
- [ ] Listor Owner
- [ ] Non Res Owner
- [ ] Pending Litigation
- [ ] Photovoltaic
- [ ] Property Disc Stmt
- [ ] Relative of Licensee
- [ ] See Remarks
- [ ] Special Assessment

5. (R) BUSINESS TYPE
- [ ] Agriculture
- [ ] Bar/Lounge
- [ ] Fast Food/Deli
- [ ] Grocery/Liquor
- [ ] Jewelry
- [ ] Manufacturing
- [ ] Medical/Dental
- [ ] Other
- [ ] Restaurant
- [ ] Retail General
- [ ] Services
- [ ] Storage
- [ ] Wholesale

6. (R) STORY TYPE
- [ ] One
- [ ] Two
- [ ] Three
- [ ] 4-7
- [ ] 8-14
- [ ] 15-20
- [ ] 21+

7. (R) TYPE OF OWNERSHIP
- [ ] Corporate
- [ ] Other
- [ ] Partner
- [ ] Sole

8. (R) DOCUMENTS AVAILABLE
- [ ] Appraisal
- [ ] Building Plans
- [ ] Environmental Asse.
- [ ] Furniture, Fix, Equip.
- [ ] Lease Documents
- [ ] Licenses
- [ ] P&L
- [ ] Survey
- [ ] Tax Return
- [ ] Title Search

9. (R) AMENITIES
- [ ] None
- [ ] A/C
- [ ] ADA Accessible
- [ ] ADA Compliant
- [ ] Exterior Sign
- [ ] Exterior Sprinkler
- [ ] Extra Storage
- [ ] Gas
- [ ] High Voltage
- [ ] Interior Sprinkler Sys
- [ ] Private Room
- [ ] Public Restroom
- [ ] Rear Entry
- [ ] Security System

10. (R) HOURS
- [ ] 10/Day
- [ ] 24 Hrs
- [ ] 8/Day
- [ ] 9/Day
- [ ] > 10 Day
- [ ] < 8 Day
- [ ] Varied

11. (R) LOCATION
- [ ] Business Park
- [ ] Commercial/Industrial
- [ ] Downtown
- [ ] Freestanding
- [ ] In-Line
- [ ] Other
- [ ] Residential
- [ ] Shopping Center

12. (R) PARKING
- [ ] None
- [ ] 11-25 Spaces
- [ ] 26+ Spaces
- [ ] Additional Charge
- [ ] Assigned
- [ ] Common Area
- [ ] Covered
- [ ] Included
- [ ] <10 Spaces
- [ ] Off Site
- [ ] On Site
- [ ] Open
- [ ] Other
- [ ] Private

13. (R) EMPLOYEES
- [ ] 1-10
- [ ] 11 or more
- [ ] Full Time
- [ ] Non Union
- [ ] Owner
- [ ] Part Time
- [ ] Unionized

14. (R) CONSTRUCTION/EXTERIOR FINISH
- [ ] Above Ground
- [ ] Brick
- [ ] Concrete
- [ ] Double Wall
- [ ] Hollow Tile
- [ ] Masonry/Stucco
- [ ] Other
- [ ] Single Wall
- [ ] Slab
- [ ] Steel Frame
- [ ] Stone
- [ ] Vinyl
- [ ] Wood Frame

15. (R) EXPENSE INFO SOURCE
- [ ] Accountant
- [ ] Appraisal
- [ ] Broker
- [ ] Industry Average
- [ ] Owner
- [ ] Tax Return

16. LESSEE'S RESPONSBILITIES
- [ ] Common Area Maint.
- [ ] Insurance
- [ ] Operating Expenses
- [ ] Other
- [ ] Promotion/Advertising
- [ ] Real Estate Taxes
- [ ] Trash Removal
- [ ] Utilities

17. PROPERTY FRONTAGE
- [ ] Building Lobby
- [ ] Industrial
- [ ] Interior Hallway
- [ ] Main Street
- [ ] Other
- [ ] Retail Mall
- [ ] Side Street

18. (R) SEWER
- [ ] Cesspool
- [ ] Connected
- [ ] Grease Trap
- [ ] Holding Tank
- [ ] Not Connected
- [ ] Septic

19. LOADING
- [ ] None
- [ ] Container Dock
- [ ] Container Doors
- [ ] Freight Elevator
- [ ] Loading Area
- [ ] Other
- [ ] Passenger Elevator

20. COOLING
- [ ] None
- [ ] Central AC
- [ ] Individual
- [ ] Individual Meters
- [ ] Other

21. (R) INCLUSIONS
- [ ] Corporate Stocks
- [ ] Equipment/Fixtures
- [ ] Lease
- [ ] Licenses/Permits
- [ ] Merchandise/Inventory
- [ ] Name/Trademarks
- [ ] Other
- [ ] Real Property
- [ ] Tenant Improvements

22. (R) SHOWING
- [ ] Appointment Only
- [ ] Call Listor
- [ ] Lockbox- Go Show
- [ ] Confidential
- [ ] Use SentriKey Showing Svc

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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**

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