



Commercial-Industrial-Buildings



Type of Listing Agreement

Have _____ City _____ TG # _____ \$/SqFt _____ List Price (LP) _____
 Address _____ County _____ State _____ Zip _____ Loans _____
 Cross Streets _____ Total Building Sq Ft _____ Gross Equity _____
 Features _____ Terms _____ Poss. _____

Financial Analysis(Annual)	Current	Pro Forma
Gross Schedule Income (GSI)	_____	_____
Vacancy Allowance	_____	_____
Gross Operating Income(GOI)	_____	_____
Operating Expenses	_____	_____
Net Operating Income(NOI)	_____	_____
Loan Payments(P&I)	_____	_____
Gross Spendable Income(SI)	_____	_____
Cap Rate(NOI/LP)	_____	_____
Gross Multiplier(LP/GSI)	_____	_____

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A/P # _____ Tax Area _____
 Tax Rate Year _____ Tax Rate _____
 Land _____
 Improvements _____
 Personal Propty _____
 Total _____
 Legal : Lot # _____ Block# _____ Tract# _____

No of Units	Unit Description Or Tenant	Size Sq Ft	Lease			Rent/Unit
			Exp	Lgth	Type	

Loan Information as of _____ @ _____ Mo P&I _____
 Due _____ Lender _____
 Assumable? _____ Type _____ Fee _____
 2nd TD _____ @ _____ Mo P & I _____
 Due _____ Lender _____
 Assumable? _____ Type _____ Fee _____
 Land: _____ Lease \$ _____ Yr Lease Expires _____
 Zones:Special Study? _____ Flood? _____ Coastal? _____ Slide? _____
 Pot. New 1St _____ Interest Rate _____ Mo P & I _____
 Pot. New 2nd _____ Interest Rate _____ Mo P & I _____
 Financing Remarks: _____

Total Base Rent _____
 Other Income _____
 Total Monthly Gross Schedule Income _____

Remarks: _____

Annual Operating Expenses	
Taxes-Prop _____	Repairs & Maint _____
Taxes-Pay _____	Pest Control _____
Insurance _____	Licenses _____
Utilities _____	Management _____
Services _____	Other _____
Supp & Misc. _____	Other _____
Advertising _____	Total Expenses _____

Office Data: Total Office Sq Feet _____ # of Offices _____
 # Toilets Men _____ Women _____ A/C? _____ Heat _____

Building & Land Data: Building Dimensions _____ Mezzanine Sq.Ft. _____ Land Sq Ft _____
 Land Dimensions _____ Construction _____ Roof _____ Roof Age _____ Fire Sprinklers _____
 Minimum Clearance Height _____ Span _____ # of Stories _____ Year Built _____ Year Refurbished _____
 Zoning _____ # of Buildings _____ #of Units _____ Sewer _____ Septic Tank _____ Overhead Crane _____ Net Bldg. S.F. _____

Plant Data Power: _____ Amp _____ Volt _____ Phase _____ Rail _____ Heat _____ Cooling _____ Loading Doors _____
 # Docks _____ # Well _____ # Ground Level _____ # Toilets Men _____ Women _____ Foil _____ Skylights _____
 Parking Spaces: _____ Parking Ratio _____ Fenced Square Feet _____ To Show _____ Phone _____
 E-mail Address _____

Salesperson _____ Listing Office _____ Phone _____ S/O Comp _____

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