



MLS # _____

STANDARD INFORMATION

After selecting the "TYPE" of Commercial Listing, fill out the "GENERAL" section and then proceed to the section for the selected "TYPE".

- ☐ Active
- ☐ Auction
- ☐ FNOE
- ☐ Coming Soon

Activation Date: _____

- ☐ Pending (No Showings)
- ☐ Pending Continue to Show
- ☐ Sold

GENERAL INFORMATION

38 Est. Max Ceiling Ht: (FT) (IN) Landlord Contributes/Tenant Improvements: ☐ Yes ☐ No ☐ Negotiable

#3000 JUN 30, 2024



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COMMERCIAL PROPERTY FORM

MLS # _____

GENERAL INFORMATION	39 Handicap Modified: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Sprinkler: <input type="checkbox"/> Yes <input type="checkbox"/> No Security System: <input type="checkbox"/> Yes <input type="checkbox"/> No
	40 Assets Included (FF&E): _____
	41 *Seller Operating Recording Devices: <input type="checkbox"/> Audio <input type="checkbox"/> Audio & Video <input type="checkbox"/> Video <input type="checkbox"/> None Virtually Staged: <input type="checkbox"/> Yes <input type="checkbox"/> No
INDUSTRIAL	42 Fenced: <input type="checkbox"/> Yes <input type="checkbox"/> No Avail Mnf / Warehouse SQFT: _____ Available Office SQFT: _____
	43 # Drive-In Doors: _____ # Dock Doors: _____
	44 # Rail Doors: _____ 3 Phase: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown
RETAIL	45 Loading Dock: <input type="checkbox"/> Yes <input type="checkbox"/> No
LAND & FARM	46 Fenced: <input type="checkbox"/> Yes <input type="checkbox"/> No Lease \$ / Acre: _____ * Farm: <input type="checkbox"/> Yes <input type="checkbox"/> No
	47 * Section: _____ * Township: _____ * Range: _____
	48 * FSA Acres Tillable: _____ Acres Permanent Pasture: _____ Other Acres: _____
	49 * FSA Crop Base: _____ Crop Share Lease: <input type="checkbox"/> Yes <input type="checkbox"/> No
	50 High School District: _____ Seller / Quiet Tenant Farm Rights: <input type="checkbox"/> Yes <input type="checkbox"/> No Tenant Farming Agreement: <input type="checkbox"/> Yes <input type="checkbox"/> No
	51 Ten Farm Agrmt Is Signed Doc: <input type="checkbox"/> Yes <input type="checkbox"/> No Corn Suitability Rating / PI: _____ CRP: <input type="checkbox"/> Yes <input type="checkbox"/> No
MULTIFAM	52 Garages: <input type="checkbox"/> Yes <input type="checkbox"/> No Total # Units: _____
	53 Common Laundry: <input type="checkbox"/> Yes <input type="checkbox"/> No Individual Laundry: <input type="checkbox"/> Yes <input type="checkbox"/> No
BAR/TAVERN/ RESTAURANT	54 # Seats: _____ Bar: <input type="checkbox"/> Yes <input type="checkbox"/> No FF&E Included: <input type="checkbox"/> Yes <input type="checkbox"/> No
	55 Kitchen SQFT or %: _____ Seating Area SQFT or %: _____
	56 Walk In Cooler: <input type="checkbox"/> Yes <input type="checkbox"/> No Walk In Freezer: <input type="checkbox"/> Yes <input type="checkbox"/> No Gaming Room/Area: <input type="checkbox"/> Yes <input type="checkbox"/> No
	57 Outdoor Dining/Patio: <input type="checkbox"/> Yes <input type="checkbox"/> No
INVESTMENT	58 Actual Gross Inc: _____ Actual Operating Exp: _____ Actual Net Operating Inc: _____
	59 Actual Year: _____ Projected Gross Inc: _____ Projected Operating Exp: _____
	60 Projected Net Operating Inc: _____
REMARKS	61 Public Remarks (1500): _____ _____ _____ _____ _____ _____ _____
	62 Agent Remarks (800): _____ _____ _____ _____ _____

The information contained herein is deemed reliable but not guaranteed.

Select All That Apply For: BAR / TAVERN
INDUSTRIAL / INVESTMENT / LAND & FARM / OFFICE / MULTI-
FAMILY RESTAURANT / RETAIL / WAREHOUSE / OTHER

Select All That Apply For:
BAR / TAVERN / INDUSTRIAL / INVESTMENT / OFFICE / MULTI-FAMILY
RESTAURANT / RETAIL / WAREHOUSE / OTHER

<p>AA. LOCATION (R)</p> <ol style="list-style-type: none"> Downtown Industrial Area Industrial Park Neighborhood Office Park Other Location Rural Shopping Mall Strip Center Suburban <p>AB. FRONTAGE/ACCESS (R)</p> <ol style="list-style-type: none"> City Street Corner Lot County Road Cul-De-Sac Easement Frontage Road Gravel Road Inside Lot Interstate Other Frontage / Access Paved 2 Lane Paved 4 Lane Paved 6 Lane State Road Township Road Unpaved <p>AC. OTHER ACCESS</p> <ol style="list-style-type: none"> Rail Serv Available Rail Spur On Site River Access River Dock None <p>AD. SEWER SOURCE (R)</p> <ol style="list-style-type: none"> Aerator Lagoon Other Sewer Available Public Sewer Sand Filter Septic None <p>AE. OWNERSHIP (R)</p> <ol style="list-style-type: none"> Corporation Estate Gen Partnership Government Individual Joint Tenant LLC Limited Partnership Other Ownership Trust <p>AF. AVAIL AT LIST OFF</p> <ol style="list-style-type: none"> Aerial Photo Appraisal Approved Perc Test Approved Plat Map Demographics Environmental Survey Flood Map Lease(s) Legal Description Other Docs Pre Plat Map Restrictions / Covenants Soil Survey Special Easement Survey Tile Map Topo Map Traffic Counts None 	<p>AG. TAX INCENTIVE (R)</p> <ol style="list-style-type: none"> Enterprise Zone Foreign Trade Zone Hub Zones In City Limit Other Tax Incentive Tax Abatement TIF District None <p>AH. POSSIBLE FINANCING (R)</p> <ol style="list-style-type: none"> Cash Conventional Mortgage Assumption Negotiable Other Poss Financing Seller Finance Subj to Tenants Rights None <p>AI. SHOWING INSTR (R)</p> <ol style="list-style-type: none"> 24 Hour Notice Agency Combination Box Alarm Appointment Only Call Listing Office Combination Box Contact LA Electronic Keybox/Keysafe Key in LO No Sign On Property Other Showing Instr ShowingTime Sign On Property Text/Call Listing Agent Vacant <p>AJ. WATER SUPPLY (R)</p> <ol style="list-style-type: none"> Cistern City Available City On Premises Mill Creek Municipal/City Other Water Supply Private Well Shared Well Sub-Pump/Shallow Tap Fee None 	<p>CA. SALE/LEASE INCLUDES (R)</p> <ol style="list-style-type: none"> Building Business Inventory Land License/Permits Other Sale/Lease <p>CB. HEATING (R)</p> <ol style="list-style-type: none"> Electric Forced Air Fuel Oil Gas GeoThermal Heat Pump Hot Water Individual Units Office Only Other Heating Partial Propane Radiant/Base Radiant Ceiling Solar Space Heater Steam Wall Furnace Wood Zones None <p>CC. COOLING (R)</p> <ol style="list-style-type: none"> Ceiling Hung Central Air Chiller Tower GeoThermal Heat Pump Individual Control Individual Units Office Only Other Cooling Partial Wall/Window Water None <p>CD. WALL CONSTRUCTION (R)</p> <ol style="list-style-type: none"> Aluminum Block Brick Frame Masonry Other Wall Construction Steel / ST Frame Steel / WD Frame Tilt-Up Concrete <p>CE. FLOORING (R)</p> <ol style="list-style-type: none"> Carpeted Concrete Other Flooring Reinforced Concrete Terrazzo Tile / Vinyl Wood <p>CF. ROOF CONSTRUCTION (R)</p> <ol style="list-style-type: none"> Asphalt/Fiberglass Comp Roll Comp Shingle Flat Membrane Metal Other Roof Construction Rolled Slate Sloped Tar / Gravel Tile Wood / Shingle / Shake 	<p>CG. EXTERIOR FINISH (R)</p> <ol style="list-style-type: none"> Aluminum Block Brick Concrete EFIS Glass Log Ornamental Block Other Exterior Finish Steel Stone Stucco Vinyl Wood Siding <p>CH. TERMS / LEASE (R)</p> <ol style="list-style-type: none"> 2 Years 3 Years 4 Years 5 Years Indexed Rent Increase Insurance Stops Month to Month N/A Other Terms / Lease Percent Lease Percent Rent Increase Renewal Option Tax Stops Utilities Stops Yearly <p>CI. OWNER PAYS</p> <ol style="list-style-type: none"> All Common Area Common Area Maint Cooling Electric Gas Heating Insurance Internal Maintenance Janitorial Management N/A Owner Pays Other Real Estate Taxes Roof Snow / Lawn Special Assessment Structural Maintenance Trash Water / Sewer None <p>CJ. TENANT PAYS</p> <ol style="list-style-type: none"> All Common Area Common Area Maint Cooling Electric Gas Heating Insurance Internal Maintenance Janitorial Management N/A Real Estate Taxes Roof Snow / Lawn Special Assessment Structural Maintenance Tenant Pays Other Trash Water / Sewer None 	<p>CK. INSULATION (R)</p> <ol style="list-style-type: none"> Floors Other Insulation Partial Party Walls Roof Side Walls Sound Unknown None <p>CL. BUILDING DESC (R)</p> <ol style="list-style-type: none"> 1 Story 2 Story 3 Story 4 Story 5 Story 6 Story Basement Free Standing Multi-Tenant Other Bldg. Description Over 6 Story Single Tenant <p>CM. AMENITIES</p> <ol style="list-style-type: none"> Cable Community Wi-Fi Computer Cabling Fiber Optics Other Amenities Wireless Internet <p>CN. MISCELLANEOUS</p> <ol style="list-style-type: none"> Club House Pets Approved Pool Resident Manager <p>CO. PROPERTY USE</p> <ol style="list-style-type: none"> Anchor Business Park Community Center Daycare Facility/Nursery Distribution Warehouse Flex Space Free Standing Building Government Manufacturing Medical Office Neighborhood Center Office Building Office Showroom Other Property Use Outlet Center Post Office Power Center R&D Refrigerated/Cold Storage Regional Center/Mall Retail Ped Self/Mini-Storage Service/Gas Station Street Retail Strip Center Super Regional Center Theme/Festival Center Truck Terminal Vehicle Related Warehouse
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COMMERCIAL PROPERTY FORM

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**Select All That Apply For:
LAND AND FARM**

FA. PROPERTY TYPE/USE (R) 1. Agricultural 2. Commercial 3. Industrial 4. Other Prop. Type/Use 5. Residential FB. LAND DESCRIPTION (R) 1. Creek 2. Gently Rolling 3. Lake 4. Level 5. Other Land Descr. 6. Part Wooded 7. Pond 8. Ravine 9. River 10. Rolling 11. Sloping 12. Spring 13. Timber 14. Wooded FC. EASEMENTS / RESTR (R) 1. Access 2. Air Rights 3. Drainable 4. Govt. Program 5. Mineral Rights 6. Other Easements/Restr. 7. Pipe Line 8. Power Line 9. Railroad Easements 10. Road 11. Unknown 12. Utilities FD. UTILITIES ONSITE(R) 1. Electric 2. Gas 3. Other Utilities 4. Phone 5. Sewer 6. Water 7. None FE. OPTIONS (R) 1. Build to Suit 2. Exchange 3. Option for Sale 4. Option Possible 5. Other Options 6. Owner Will Partition 7. Sublease FF. LEASE INFO 1. Air Rt. Leased 2. Billboard Lease 3. Cropland Leased 4. Mineral Leased 5. Other Lease Info. 6. Pasture Leased 7. Recreation Leased 8. Surface Leased 9. Tenant Rights 10. Timber Leased 11. Unleased FG. SALE OPTIONS 1. Build to Suit 2. Entire Parcel 3. Individual Lots 4. Other Sale Options 5. Owner Will Partition 6. Will Subdivide	FH. FARM TYPE 1. Cattle 2. Dairy 3. Diversified 4. Grain 5. Hog 6. Horse 7. Orchard 8. Other Farm Type 9. Pasture 10. Poultry 11. Sheep FI. FARM IMPROVEMENTS 1. Backup Power 2. Barn 3. Concrete Slab(s) 4. Corn Crib(s) 5. Cross Fenced 6. Drying Facility 7. Feeding Facility 8. Fenced 9. Fencing Agreement 10. Fully Tiled 11. Garage 12. Gov't Programs 13. Grain Storage 14. Hydrants All Weather 15. Irrigation System 16. Livestock Conf 17. LP Tank Leased 18. LP Tank Owned 19. Machine Storage 20. Mobile Home 21. Natural Drainage 22. Other Improvements 23. Partially Fenced 24. Partially Tiled 25. Sealed Silo 26. Shop 27. Solar Pump 28. Stable 29. Storage 30. Unfenced 31. Unsealed Silo 32. None FJ. FARM RESIDENCE 1. 0-20 Years 2. 1 Bath 3. 1+ Baths 4. 1 ½ Story 5. 2 Bedroom 6. 2 Story 7. 20-40 Years 8. 3 Bedroom 9. 4+ Bedroom 10. 40+ Years 11. Bungalow 12. Manufactured Home 13. Mobile Home 14. Other Farm Residence 15. Ranch 16. Split Foyer 17. None	FK. ADD'L AMENITIES 1. Dock Levelers 2. Emergency Lights 3. Intercom 4. Loading Dock 5. Overhead Doors 6. Satellite Dish 7. See Remarks 8. Smoke Detector 9. Spring Sys Yard 10. Sprinkler Sys Fire Dry 11. Sprinkler Sys Fire Wet 12. None FL. ELECTRIC 1. 100 Amp Box 2. 150 Amp Box 3. 200 Amp Box 4. 3 Phase 5. 400 Amp Box 6. 60 Amp Box 7. 600 Amp Box 8. Other Electric
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Owner's Signature

Owner's Signature

Date

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