

COMMERCIAL PROPERTY FORM

MLS#	
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		All fields	marked with an asterisl	() and Bold Text are requi	ired.		
TION	* TYPE(S) Bar/Tavern Industrial Investment Inual & Farm	1 * Area/Tract: 2 * County:	* For Sale:			*STATUS Active Auction FNOE Coming Soon	
STANDARD INFORMATION	☐ Multi-Family ☐ Office ☐ Restaurant ☐ Retail ☐ Warehouse ☐ Other After selecting the "TYPE" of Commercial Listing, fill out the "GENERAL" section and then proceed to the	3 * Address: Street # 4 Additional Street #: 5 * City: 6 Lockbox Serial Number:	St. Dir.		* Street Type	Activation Date: Pending (No Showings) Pending Continue to Show Sold	
	8 Lake: 9 * Parcel 1: 10 Parcel 3:	rcel Description:		Parcel 2:			
	12* Annual Taxes: Tax Year: 13 Owner Name: 14 Owner Name 2:			:Owner Phone:Owner Phone 2:			
	15 * List Agent: List Team: Appt. Phone: 16 Co- List Agent: Other List Agent: 17 * Listing Type: Exclusive Agency Exclusive Right to Lease Exclusive Right to Sell Exclusive Right to Sell With Exemptions Marketing Agreement 18 Lease Renewal: Subsequent Sale to Tenant: Yes No *Zoning: Underground Storage Tanks: Yes No 19 Include on Internet: Yes No Yes-Without Address						
NERAL INFORMATION	21 Unbranded Virt22 Unbranded Virt23 Branded Virtua	ual Tour (URL – include http://): I Tour (URL – include http://): I Tour (URL – include http://):					
GENER			* Expire Date: * Agent Related to Own	Expire Date: Yes		NDA (Non Disclosure Required): ☐ Yes ☐ No * Agent is Designated Managing Broker: ☐ Yes ☐ No	
	30 * Approx Acreage: 1 31 Lease \$/Mo.: L 32 Rent Escalation %: F		100 Year Flood Plain: Lease \$/SQFT: Frequency of Rent Escala	:		* Lease Type: Gross Net Other	
	35 Electric Compa 36 Year Built: 37 * Total Bldg S0	Total Pass Through Cost Per SQFT: _ ny: QFT: g Ht: (FT) (IN)	# of Buildings: * Available SQFT:	ant Improvements: □ Yes □ No	# Parking Spaces Allocate Building Name: Est. Min Ceiling Ht: (FT) _	ed:	





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Z	39 Handicap Modified: ☐ Yes ☐ No ☐ Unknown	Sprinkler: ☐ Yes ☐ No	Security System: ☐ Yes ☐ No		
tal VTIO	40 Assets Included (FF&E):				
NER	41 *Seller Operating Recording Devices: □ Audio □		d: □ Yes □ No		
GENERAL INFORMATION	41 Selici Operating Resorting Sevices. 4 Addio 4	Addit a video a video a None	d. 2165 2140		
. 1	42 Fenced: ☐ Yes ☐ No	Avail Mnf / Warehouse SQFT:	Available Office SQFT:		
INDUSTRIAL	43 # Drive-In Doors:	# Dock Doors:	_		
UST	44 # Rail Doors:	3 Phase: ☐ Yes ☐ No ☐ Unknown			
S S					
н	45 Loading Dock: ☐ Yes ☐ No				
RETAIL					
RI					
	46 Fenced: ☐ Yes ☐ No Lease \$ / Acre:	* Farm: □ Yes □ No			
	46 Feliceu. 🖬 fes 🖫 No Lease \$7 Acte	Farm. Lifes Lino			
1	47 * Section:	* Township:	* Range:		
ARN	48 * FSA Acres Tillable:	Acres Permanent Pasture:	Other Acres:		
& F					
LAND & FARM	49 * FSA Crop Base:	Crop Share Lease: ☐ Yes ☐ No			
17/	50 High School District:	Seller / Quiet Tenant Farm Rights: ☐ Yes ☐ No	Tenant Farming Agreement: ☐ Yes ☐ No		
	51 Ten Farm Agrmt Is Signed Doc: ☐ Yes ☐ No	Corn Suitability Rating / PI:	CRP: ☐ Yes ☐ No		
M	52 Garages: ☐ Yes ☐ No	Total # Units:	_		
MULTI-FAM	53 Common Laundry: ☐ Yes ☐ No	Individual Laundry: ☐ Yes ☐ No			
ULT	55 Common Lauray, 2 155 2 15				
W					
ΝL	54 # Seats:	Bar: ☐ Yes ☐ No	FF&E Included: ☐ Yes ☐ No		
VERI	55 Kitchen SQFT or %:				
/TA FAU	56 Walk In Cooler: ☐ Yes ☐ No	Walk In Freezer: ☐ Yes ☐ No	– Gaming Room/Area: □ Yes □ No		
BAR/TAVERN/ RESTAURANT	57 Outdoor Dining/Patio: ☐ Yes ☐ No	Walk III 1 100201. 2 100 2 110			
	-				
INE	58 Actual Gross Inc:				
VESTMENT	59 Actual Year:	Projected Gross Inc:	Projected Operating Exp:		
VES	60 Projected Net Operating Inc:				
Z					
	61 Public Remarks (1500):				
	or rubile remains (1900).				
KS					
REMARKS					
RE					
	62 Agent Remarks (800):				

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Select All That Apply For: BAR / TAVERN

BAR / TAVERN / I REST

AA. LOCATION (R) 1. Downtown	AG.	TAX INCENTIVE (R)	CA.SALE/LEASE
Downtown Industrial Area		 Enterprise Zone Foreign Trade Zone 	INCLUDES (R) 1. Building
Industrial Park		3. Hub Zones	2. Business
4. Neighborhood		4. In City Limit	Inventory
Office Park		Other Tax Incentive	4. Land
6. Other Location		6. Tax Abatement	5. License/Perr
7. Rural		7. TIF District	6. Other Sale/L
Shopping Mall Strip Center	ΔН	8. None POSSIBLE FINANCING (R)	CB.HEATING (R) 1. Electric
10. Suburban	Α	1. Cash	Forced Air
AB. FRONTAGE/ACCESS (R)		2. Conventional	Fuel Oil
 City Street 		Mortgage Assumption	4. Gas
2. Corner Lot		4. Negotiable	GeoThermal
 County Road Cul-De-Sac 		5. Other Poss Financing6. Seller Finance	 Heat Pump Hot Water
5. Easement		7. Subj to Tenants Rights	8. Individual Ur
6. Frontage Road		8. None	9. Office Only
7. Gravel Road	AI.	SHOWING INSTR (R)	10. Other Heatin
Inside Lot		1. 24 Hour Notice	11. Partial
9. Interstate		Agency Combination Box	12. Propane
10. Other Frontage / Access		3. Alarm	13. Radiant/Bas
11. Paved 2 Lane 12. Paved 4 Lane		 Appointment Only Call Listing Office 	 Radiant Ceil Solar
13. Paved 4 Lane		Call Listing Office Combination Box	16. Space Heate
14. State Road		7. Contact LA	17. Steam
15. Township Road		8. Electronic Keybox/Keysafe	18. Wall Furnac
16. Unpaved		9. Key in LO	19. Wood
C. OTHER ACCESS		10. No Sign On Property	20. Zones
Rail Serv Available Rail Serve On Site		11. Other Showing Instr	21. None
 Rail Spur On Site River Access 		12. ShowingTime13. Sign On Property	CC.COOLING (R) 1. Ceiling Hund
River Dock		14. Text/Call Listing Agent	Central Air
5. None		15. Vacant	Chiller Towe
D. SEWER SOURCE (R)	AJ.	WATER SUPPLY (R)	GeoTherma
Aerator		1. Cistern	Heat Pump
2. Lagoon		2. City Available	6. Individual Co
 Other Sewer Available Public Sewer 		 City On Premises Mill Creek 	 Individual Ur Office Only
Sand Filter		Municipal/City	9. Other Coolir
6. Septic		6. Other Water Supply	10. Partial
7. None		7. Private Well	11. Wall/Windov
E. OWNERSHIP (R)		Shared Well	12. Water
Corporation		9. Sub-Pump/Shallow	13. None
2. Estate		10. Tap Fee	CD.WALL CONSTR
 Gen Partnership Government 		11. None	 Aluminum Block
5. Individual			3. Brick
6. Joint Tenant			4. Frame
7. LLC			Masonry
Limited Partnership			Other Wall C
9. Other Ownership			7. Steel / ST Fr
10. Trust			 Steel / WD F Tilt-Up Cond
F. AVAIL AT LIST OFF 1. Aerial Photo			CE. FLOORING (R)
2. Appraisal			1. Carpeted
Approved Perc Test			2. Concrete
Approved Plat Map			Other Flooring
5. Demographics			4. Reinforced 0
6. Environmental Survey			5. Terrazzo
7. Flood Map 8. Lease(s)			 Tile / Vinyl Wood
9. Legal Description			CF. ROOF CONSTR
10. Other Docs			Asphalt/Fibe
11. Pre Plat Map			Comp Roll
12. Restrictions / Covenants			Comp Shing
13. Soil Survey			4. Flat
14. Special Easement			5. Membrane
15. Survey			6. Metal
16. Tile Map 17. Topo Map			 Other Roof (Rolled
17. Topo Map 18. Traffic Counts			9. Slate
19. None			10. Sloped
			11. Tar / Gravel
			12. Tile
	1		12 Mood / Chin

BAR / TAVERN / IN RESTA	DUS	Selec TRIA
ALE/LEASE		.EX
CLUDES (R)	CG	1.
Building		2.
Business		3.
Inventory		4.
Land		- . 5.
License/Permits		6.
Other Sale/Lease		7.
ATING (R)		8.
Electric		9.
Forced Air		10.
Fuel Oil		11.
Gas		12.
GeoThermal		13.
Heat Pump		14.
Hot Water	CH	.TEF
Individual Units		1.
Office Only		2.
. Other Heating		3.
. Partial		4.
. Propane		5.
. Radiant/Base		6.
. Radiant Ceiling		7.
. Solar		8.
. Space Heater		9.
. Steam		10.
. Wall Furnace		11.
. Wood		12.
. Zones		13.
. None OOLING (R)		14. 15.
Ceiling Hung	CI.	OW
Central Air	CI.	1.
Chiller Tower		2.
GeoThermal		3.
Heat Pump		4.
Individual Control		5.
Individual Units		6.
Office Only		7.
Other Cooling		8.
. Partial		9.
. Wall/Window		10.
. Water		11.
. None		12.
ALL CONSTRUCTION (R)		13.
Aluminum		14.
Block		15.
Brick		16.
Frame		17. 18.
Masonry Other Wall Construction		19.
		20.
Steel / ST Frame Steel / WD Frame		21.
Tilt-Up Concrete	CJ	TEI
OORING (R)	Ου.	1.
Carpeted		2.
Concrete		3.
Other Flooring		4.
Reinforced Concrete	l	5.
Terrazzo	l	6.
Tile / Vinyl		7.
Wood	l	8.
OOF CONSTRUCTION (R)	l	9.
Asphalt/Fiberglass		10.
Comp Roll	l	11.
Comp Shingle		12.
Flat	1	13.

Other Roof Construction

13. Wood / Shingle / Shake

Select All That Apply For: TRIAL / INVESTMENT / OFFICE / NT / RETAIL / WAREHOUSE / OTH			
.EX	TERIOR FINISH (R)	Cł	
1.	Aluminum		
2. 3.	Block Brick		
3. 4.	Concrete		
5.	EFIS		
6.	Glass		
7.	Log		
8.	Ornamental Block		
9.	Other Exterior Finish Steel	CL	
	Stone	CL	
12.			
13.			
	Wood Siding		
	RMS / LEASE (R)		
1.	2 Years		
2. 3.	3 Years 4 Years		
4.	5 Years		
5.	Indexed Rent Increase		
6.	Insurance Stops		
7.	Month to Month		
8.	N/A	CI	
9.	Other Terms / Lease		
	Percent Lease Percent Rent Increase		
12	Renewal Ontion		
13.	Renewal Option Tax Stops		
14.	Utilities Stops		
	Yearly	CI	
	NER PAYS		
1. 2.	All Common Area		
2. 3.	Common Area Maint		
4.	Cooling	C	
5.	Electric		
6.	Gas		
7.	Heating		
8.	Insurance		
9. 10.	Internal Maintenance Janitorial		
	Management		
12.			
13.	Owner Pays Other		
	Real Estate Taxes		
	Roof		
16. 17.			
18.			
19.			
20.			
21.	None		
	NANT PAYS		
1. 2.	All Common Area		
3.	Common Area Maint		
4.	Cooling		
5.	Electric		
6.	Gas		
7.	Heating		
8.	Insurance		
9.	Internal Maintenance		
10. 11.			
12.			
13.			
14.	Roof		
15	Snow / Lawn	I	

15. Snow / Lawn

20. Water / Sewer 21. None

19. Trash

16. Special Assessment 17. Structural Maintenance

18. Tenant Pays Other

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		ΓI-FAMILY
ЭТН		
CK.	INS	ULATION (R)
	1.	Floors
	2.	Other Insulation
	3.	Partial
	4.	Party Walls
	5.	Roof
	6.	Side Walls
	7.	Sound
	8.	Unknown
	9.	None
CL.	BU	ILDING DESC (R)
	1.	1 Story
	2.	2 Story
	3.	3 Story
	4.	4 Story
	5.	5 Story
	6.	6 Story
	7.	Basement
	8.	Free Standing
	9.	Multi-Tenant
	10.	Other Bldg. Description
		Over 6 Story
	12.	Single Tenant
CM	.AM	ENITIES
	1.	Cable
	2.	Community Wi-Fi
	3.	Computer Cabling
	4.	Fiber Optics
	5.	Other Amenities
	6.	Wireless Internet
CN.	MIS	CELLANEOUS
	1.	Club House
	2.	Pets Approved
	3.	Pool
	4.	Resident Manager
CO	.PR	OPERTY USE
	1.	Anchor
	2.	Business Park
	3.	Community Center
	4.	Daycare
		Facility/Nursery
	5.	Distribution Warehouse
	6.	Flex Space
	7.	Free Standing Building
	8.	Government
	9.	Manufacturing
	10.	Medical Office
		Neighborhood Center
		Office Building
		Office Showroom
	14.	Other Property Use
	15.	

16. Post Office

18. R&D

17. Power Center

19. Refrigerated/Cold



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Select All That Apply For: LAND AND FARM

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

Owner's Signature	Owner's Signature	Date