

6. BUSINESS/COMMERCIAL SALE OR LEASE Areas not shaded are required. MLS#: _____

LISTING INFORMATION

Status (check one) Active Sold Comp

List Price Value Range (- low - high - middle)

List Date Exp. Date
MM/DD/YY MM/DD/YY

BUILDING DESCRIPTION

Real estate for sale Y/N Business for sale Y/N For lease only Y/N

Annual Rent Per Sq. Feet (LEASE ONLY) Total Units/Bldg.

Building Gross SqFt Net Leasable SqFt

Approx. Bldg. Dimen. x

Street Frontage Parking Fees/Mo.

Onsite Parking # of Stories

Estimated Age 0=New/999=unknown Ceiling Height: Min. Max.

Number of Loading Docks

LOCATION

Location Other Marketing Area (Township Properties Only)

County State

Parcel ID.

Street # Direction N/S/E/W

Street Name
Inc. St, Ave, Dr etc.

Unit #

C/T/V Municipality
(City/ Town/ Village)

Zip

Directions: _____

Legal Description
(include lot & block #)

Zoning

Lot Size
Dimensions or Number of Acres

Owner

Trade name

LISTING BROKER INFORMATION

Listing Agent Name _____

Subagent Commission (enter \$ or %)

Buyer Agent Commission (enter \$ or %)

Named Exceptions Y/N Variable Commission Y/N Multiple Representation Y/N/D

Licensee Interest Y/N Limited Service Y/N D=Also consents to Designated Agency

Subject to Policy Letter Y/N Exclusive Agency Y/N Internet/IDX Y/N/X
Y=Right to sell by owner X=without street address

ASSESSMENT & TAXES

Land Assessment

Improvements

Total Assessment Year

Net Taxes Year
(After other taxes, specials & lottery credit if applicable.)

Address _____

ANNUAL INCOME/EXPENSES

Income/Expenses Year

Personal Property Tax Year

Gross Operating Income
(Inc. Calc Vacancy Factor)

Annual Operating Exp.

Gross Sales
(Exclude Direct Costs)

Net Operating Income

Gross Rental Income

Est. Value of Inventory

Vacancy %

UNIT INFORMATION

Unit	Lease Type <small>(Gross, Triple Net, Modified)</small>	Lease Exp. Date <small>(MM/DD/YYYY or Number of Years)</small>	Renewal Option <small>(Y/N)</small>	Base Annual Rent	Annual Rent/SqFt	Other Fees/SqFt	Gross SqFt
1	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
2	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
3	<input type="text"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

MLS Remarks: (approximately 500 characters) (feel free to attach typed remarks)

Additional Remarks for WISCONSINHOMES.COM (Will display after MLS remarks) (approximately 100 characters)

Broker to Broker Information: (approximately 100 characters) (All agent contact info must be limited to this area)

Business/Commercial Features. Circle the appropriate features. At least one entry is required under EVERY Feature.

- | | | | | |
|--|--|---|---|---|
| <p>A. Type</p> <ol style="list-style-type: none"> 1 Retail 2 Office 3 Service 4 Restaurant/Supper Club 5 Tavern 6 Wholesale 7 Manufacturing 8 Warehouse 9 Industrial 10 Recreation 11 Motel/Hotel/Bed & Breakfast 12 Automotive 13 Grocery 14 School 15 Church 16 Gas station 17 Day care 18 Beauty/barber 19 Shopping center 20 Mixed use 21 Apartment building 22 Vacant land 23 CBRF 24 Other 25 Commercial Condo <p>B. Location</p> <ol style="list-style-type: none"> 1 Business district 2 Shopping center 3 Free standing 4 Residential area 5 Industrial park 6 Corner 7 Near Major Highway 8 N/A 9 Other <p>C. Present Use</p> <ol style="list-style-type: none"> 1 Retail 2 Office 3 Service 4 Restaurant/Supper Club 5 Tavern 6 Wholesale 7 Manufacturing 8 Warehouse 9 Industrial 10 Recreation 11 Motel/Hotel/Bed & Breakfast 12 Automotive 13 Grocery 14 School 15 Church 16 Gas station 17 Day care 18 Beauty/barber shop 19 Shopping center 20 Mixed use 21 Apartment building 22 Vacant land 23 CBRF 24 Living quarters 25 All vacant 26 Other <p>D. Exterior Treatment</p> <ol style="list-style-type: none"> 1 Masonry | <ol style="list-style-type: none"> 2 Wood 3 Brick/Stone 4 Vinyl 5 Aluminum 6 Steel 7 Block 8 Concrete 9 Stucco 10 Fiber cement 11 Glass 12 N/A 13 Other <p>E. Building Framing</p> <ol style="list-style-type: none"> 1 Masonry 2 Wood frame 3 Brick 4 Stone 5 Aluminum 6 Steel frame 7 Block 8 Concrete <p>Floor Joists</p> <ol style="list-style-type: none"> 9 Pre-cast concrete 10 Bar joists 11 Concrete slab 12 Wood joists 13 Light weight concrete 14 Heavy Load 15 Steel joists 16 N/A 17 Other <p>F. Roofing</p> <ol style="list-style-type: none"> 1 Composition 2 Tar & gravel 3 Metal 4 Tile/Concrete 5 All flat 6 Partially flat 7 Rubber/membrane 8 N/A 9 Other <p>G. Water/Waste</p> <ol style="list-style-type: none"> 1 Municipal water 2 Well 3 Joint well 4 Municipal sewer 5 Non-municipal/Private Disposal 6 Holding tank 7 N/A 8 Other <p>H. Heating/Cooling</p> <ol style="list-style-type: none"> 1 Forced air 2 Heat pump 3 Steam 4 Hot water 5 Radiant electric 6 Central air 7 Window/wall AC 8 N/A 9 Other <p>I. Fuel</p> <ol style="list-style-type: none"> 1 Natural gas 2 Electric 3 Oil | <ol style="list-style-type: none"> 4 Liquid propane 5 Solar-active 6 Solar-passive 7 Wood 8 N/A 9 Other <p>J. Building Parking</p> <ol style="list-style-type: none"> 1 No Parking 2 1-5 spaces 3 6-10 spaces 4 11-20 spaces 5 21-35 spaces 6 36-55 spaces 7 56 or more spaces 8 Offsite 9 Onsite 10 Paved 11 Gravel 12 Enclosed 13 Underground 14 Ramp 15 Shared 16 Parking fee extra 17 N/A 18 Other <p>K. Seating Capacity</p> <ol style="list-style-type: none"> 1 1-10 persons 2 11-20 persons 3 21-30 persons 4 31-50 persons 5 51-75 persons 6 76-100 persons 7 Over 100 persons 8 N/A 9 Other <p>L. Licenses</p> <ol style="list-style-type: none"> 1 None 2 Food 3 Liquor 4 Beer 5 Wine 6 Tobacco 7 Cabaret 8 Special use 9 N/A 10 Other <p>M. Sale Includes</p> <ol style="list-style-type: none"> 1 Business name 2 Franchise 3 Lease(s) 4 Easements 5 Covenants 6 Assets Only 7 Options 8 All equipment 9 Some equipment 10 Phone System 11 Inventory 12 Receivables 13 Customer list 14 Signs 15 All furniture 16 Some furniture 17 N/A 18 Other 19 Structure on Leased Land | <p>N. Documents on File</p> <ol style="list-style-type: none"> 1 Lease(s) 2 Fixtures & equipment 3 Inventory list 4 P & L statement 5 Blue prints 6 Certified survey map 7 Valid weatherization certificate 8 Corporation records 9 Sales tax return 10 EPA 1 11 EPA 2 12 Cert. of occupancy 13 Property Condition Report 14 N/A 15 Other 16 Deed Restrictions/Covenants <p>O. Tenant Pays</p> <ol style="list-style-type: none"> 1 Taxes 2 Heat 3 Air Conditioning 4 Electric 5 Water 6 Sewer 7 Insurance 8 Janitorial 9 Trash Services 10 Snow removal 11 Parking 12 All expenses 13 No expenses 14 N/A 15 Other <p>P. Lease Type</p> <ol style="list-style-type: none"> 1 None 2 Partial net 3 Triple net 4 Gross 5 Percentage 6 Mixed lease types 7 Escalators 8 Month to month 9 Annual 10 Multiple years 11 Renewal options 12 Ground lease 13 Finishing allowance 14 N/A 15 Other <p>Q. Exchange</p> <ol style="list-style-type: none"> 1 No exchange 2 Will consider 3 Required <p>Owner can add</p> <ol style="list-style-type: none"> 4 Cash 5 Boot 6 Paper 7 Other equity 8 N/A 9 Other <p>R. Features</p> <ol style="list-style-type: none"> 1 Loading dock(s) 2 Alley | <ol style="list-style-type: none"> 3 Overhead doors 4 Truck door(s) 15 feet or lower 5 Truck door(s) higher than 15 feet 6 Ramp 7 Conveyor(s) 8 Freight elevator 9 Passenger elevator 10 Public rest rooms 11 Private Restrooms 12 Shared Restrooms 13 Residential unit(s) 14 Less than 440 volt 15 440+ volt 16 3 phase electric 17 Network Cabling 18 Shared conference room 19 Reception area 20 Signage available 21 Display window 22 ADA compliance 23 Security system 24 Security fence 25 Internal sprinkler 26 Smoke detector(s) 27 Rail 28 Inside storage 29 Outside storage 30 N/A 31 Other <p>S. Miscellaneous</p> <ol style="list-style-type: none"> 1 Waterfront 2 Fuel tanks present 3 See info on agent website 4 N/A 5 Other <p>T. Terms/Option</p> <ol style="list-style-type: none"> 1 Cash 2 Assumption 3 Exchange 4 Seller first 5 Seller second 6 Land contract 7 Lease back 8 Lease available 9 Real estate purchase option 10 Non-conforming w/zoning 11 See broker info. line 12 N/A 13 Other 14 Auction <p>U. Occupied by/Occupancy</p> <ol style="list-style-type: none"> 1 Owner 2 Tenant(s) 3 Vacant <p>Occupancy</p> <ol style="list-style-type: none"> 4 At closing 5 Immediate 6 Negotiable 7 Subject to tenant 8 Other |
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revised 2/2007

Address _____