

BUSINESS/COMMERCIAL SALE OR LEASE

Areas not shaded are required. **MLS#:** _____

LISTING INFORMATION

Status (check one) Active Withheld/Delayed Sold Comp
List Price Value Range (- low - high - middle)
List Date Exp. Date
MM/DD/YY MM/DD/YY

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 Taxing Municipality
(City/Town/Village) Mailing City
Zip
Directions: _____

LISTING BROKER INFORMATION

Listing Agent Name _____
Co-Listing Agent Name _____
Subagent Commission (enter \$ or %)
Buyer Agent Commission (enter \$ or %)
Named Exceptions Variable Commission Multiple Representation
Y/N Y/N Y/N/D
D=Also consents to Designated Agency
Licensee Interest Limited Service Electronic Consent
Y/N Y=Associated Doc Required Y/N Y/N
Subject to Policy Letter Exclusive Agency Internet/IDX
Y/N Y=Right to sell by owner Y/N X=without street address Y/N/X

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
Source for Building Square Footage: Appraiser Assessor
 Blue Print Builder Seller Other - Detail in Remarks
Approx. Bldg. Dimen. x
Street Frontage Parking Fees/Mo.
Onsite Parking # of Stories
Year Built Source for Year Built: Appraiser Assessor
999=unknown Builder Seller Other - Detail in Remarks
Ceiling Height: Min. Max. Number of Loading Docks

Zoning

Lot Size
Dimensions or Number of Acres

Owner

Trade name

ASSESSMENT & TAXES

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

ANNUAL INCOME/EXPENSES

Income/Expenses Year

Gross Operating Income
(Inc. Calc Vacancy Factor)

Gross Sales
(Exclude Direct Costs)

Gross Rental Income

Vacancy %

Personal Property Tax Year

Annual Operating Exp.

Net Operating Income

Est. Value of Inventory

UNIT INFORMATION

Unit	Lease Type (Gross, Triple Net, Modified)	Lease Exp. Date (MM/DD/YYYY or Number of Years)	Renewal Option (Y/N)	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 Public Remarks: (Up to 512 characters) (Feel free to attach typed remarks)

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

Broker to Broker Information: (Up to 255 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 Feature Groups marked with (R).

A. Type (R)

- 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
- 26 Campground

B. Location (R)

- 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

C. Present Use (R)

- 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
- 27 Campground

D. Exterior Treatment (R)

- 1 Masonry
- 2 Wood
- 3 Brick
- 4 Vinyl
- 5 Aluminum
- 6 Steel
- 7 Block
- 8 Concrete
- 9 Stucco
- 10 Fiber cement
- 11 Glass
- 12 N/A
- 13 Other
- 14 Stone

E. Building Framing (R)

- 1 Masonry
- 2 Wood frame
- 3 Brick
- 4 Stone
- 5 Aluminum
- 6 Steel frame
- 7 Block
- 8 Concrete
- 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

F. Roofing (R)

- 1 Composition
- 2 Tar & gravel
- 3 Metal
- 4 Tile/Concrete
- 5 All flat
- 6 Partially flat
- 7 Rubber/membrane
- 8 N/A
- 9 Other

G. Water/Waste (R)

- 1 Municipal water
- 2 Well
- 3 Joint well
- 4 Municipal sewer
- 5 Non-municipal/Private Disposal
- 6 Holding tank
- 7 N/A
- 8 Other

H. Heating/Cooling (R)

- 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

I. Fuel (R)

- 1 Natural gas
- 2 Electric
- 3 Oil
- 4 Liquid propane
- 5 Solar-active
- 6 Solar-passive
- 7 Wood
- 8 N/A
- 9 Other

J. Building Parking (R)

- 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

K. Seating Capacity

- 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

L. Licenses

- 1 None
- 2 Food
- 3 Liquor
- 4 Beer
- 5 Wine
- 6 Tobacco
- 7 Cabaret
- 8 Special use
- 10 Other

M. Sale Includes (R)

- 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

N. Documents on File

- 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
- 16 Deed Restrictions/Covenants

O. Tenant Pays (R)

- 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

P. Lease Type (R)

- 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
- 15 Other

Q. Exchange (R)

- 1 No exchange
- 2 Will consider
- 3 Required
- 4 Cash
- 5 Boot
- 6 Paper
- 7 Other equity
- 8 N/A

R. Features

- 1 Loading dock(s)
- 2 Alley
- 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

S. Miscellaneous

- 1 Waterfront
- 2 Fuel tanks present

T. Terms/Option

- 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
- 13 Other
- 14 Auction
- 15 Short sale
- 16 REO

U. Occupied by/Occupancy

- 1 Owner
- 2 Tenant(s)
- 3 Vacant
- 4 At closing
- 5 Immediate
- 7 Subject to tenant
- 8 Other

revised 9/2015

