



**LEASE**

Lease Type \_\_\_\_\_

Lease Expires \_\_\_\_\_

Lease Deposit (\$) \_\_\_\_\_

Lease Percent (%) \_\_\_\_\_

Lease Option (Y/N) \_\_\_\_\_

Lease Sq.Ft. \_\_\_\_\_

Lease Price/SqFt \_\_\_\_\_

Monthly Rent Total \_\_\_\_\_

**ASSETS**

Assets Cash (\$) \_\_\_\_\_

Assets Inventory (\$) \_\_\_\_\_

Accounts Receivable (\$) \_\_\_\_\_

Assets Equipment (\$) \_\_\_\_\_

Assets Leasehold Imp. \_\_\_\_\_

Assets Real Estate \_\_\_\_\_

Assets Other \_\_\_\_\_

Assets Total \_\_\_\_\_

**LIABILITIES**

Accounts Payable (\$) \_\_\_\_\_

Accrued Expense (\$) \_\_\_\_\_

Long Term Liability (\$) \_\_\_\_\_

Total Liability (\$) \_\_\_\_\_

Retained Earnings \_\_\_\_\_

**Source of Square Feet:**

- APPRSL Appraisal
- ASSESSR Assessor Record
- BLDRBRO Builders Brochure
- ORMKS Other/Remarks
- OWNR Owner
- PLANS Plans
- PUBREC Public Records

**EMPLOYEES**

# of Employees \_\_\_\_\_

# Full Time Employees \_\_\_\_\_

# Part Time Employees \_\_\_\_\_

Owner Works (Hrs/Days) \_\_\_\_\_

Owner Train Employees (Y?N) \_\_\_\_\_

How Long Established (Y/M) \_\_\_\_\_

Est w/Present Owner \_\_\_\_\_

Price Includes Goodwill (Y/N) \_\_\_\_\_ Price Includes Equipment \_\_\_\_\_

Price Includes Inventory (Y/N) \_\_\_\_\_ Price Includes Lease Value (Y/N) \_\_\_\_\_ Price Includes Real Estate (Y/N) \_\_\_\_\_

Price Includes License (Y/N) \_\_\_\_\_ Price Includes CNTC \_\_\_\_\_ Price Includes MCA \_\_\_\_\_

Price Includes Other Desc \_\_\_\_\_ Price Includes Other Value \_\_\_\_\_ Price Includes Total \$ \_\_\_\_\_

Equipment Description: \_\_\_\_\_

Fixtures: \_\_\_\_\_ Parking (Free Form) \_\_\_\_\_

Zoning: \_\_\_\_\_ Show:Phone: \_\_\_\_\_

**Flood Zone:**

- UNKHZD Hazard Unknown
- KNWNHZ Known Hazard
- ORMKS Other Remarks

**Geological Hazard Zone:**

- UNKHZD Hazard Unknown
- KNWNHZ Known Hazard
- ORMKS Other Remarks

**\*Lot Size: (1)**

- 1).25- .25 Acres or Less
- 2).25-.50 .25 through .50 Acres
- 3).5 - .75 .5 through .75 Acres
- 4).75 - 1.5 .75 through 1.5 Acres

- 5)1.5 - 2.5 1.5 through 2.5 Acres
- 6).2.5-5.0 2.5 through 5.0 Acres
- 7)5.0-10. 5.0 through 10 Acres
- 8)10-20 10 Through 20 Acres
- 9)20+ Above 20 AC/See Rmks

**ANNUAL INCOME STATEMENT:**

Fiscal Year From \_\_\_\_\_ to \_\_\_\_\_

**Actual:**

\_\_\_\_\_  
Actual Gross Sales (\$)

\_\_\_\_\_  
Actual Cost of Sales (\$)

\_\_\_\_\_  
Actual Gross Profit (\$)

\_\_\_\_\_  
Actual Total Expenses (\$)

\_\_\_\_\_  
Actual Net Income (\$)

\_\_\_\_\_  
Actual Owner Salary (\$)

\_\_\_\_\_  
Actual Manager Salary (\$)

\_\_\_\_\_  
Actual Interest (\$)

\_\_\_\_\_  
Actual Depreciation (\$)

\_\_\_\_\_  
Actual Taxes Expense(\$)

\_\_\_\_\_  
Actual Adj.Net Income (\$)

**Projected:**

\_\_\_\_\_  
Projected Gross Sales (\$)

\_\_\_\_\_  
Projected Cost of Sales (\$)

\_\_\_\_\_  
Projected Gross Profit (\$)

\_\_\_\_\_  
Projected Total Expenses(\$)

\_\_\_\_\_  
Projected Net Income (\$)

\_\_\_\_\_  
Projected Owner Salary (\$)

\_\_\_\_\_  
Projected Manager Salary (\$)

\_\_\_\_\_  
Projected Interest(\$)

\_\_\_\_\_  
Projected Depreciation (\$)

\_\_\_\_\_  
Projected Taxes Expense (\$)

\_\_\_\_\_  
Projected Adj Net Income(\$)

**EXPENSES:**

**Actual:**

\_\_\_\_\_  
Actual Rent Expense (\$)

\_\_\_\_\_  
Actual Utilities Expense (\$)

\_\_\_\_\_  
Actual Expense Ins/Adv (\$)

\_\_\_\_\_  
Actual Accounting Exp. (\$)

\_\_\_\_\_  
Actual Supplies Expense (\$)

\_\_\_\_\_  
Actual Phone Expense (\$)

\_\_\_\_\_  
Actual License Expense (\$)

\_\_\_\_\_  
Actual Equip.Rental Expnse(\$)

\_\_\_\_\_  
Actual Repairs Expense (\$)

\_\_\_\_\_  
Actual Payroll Expense (\$)

\_\_\_\_\_  
Actual Payroll Tax(\$)

\_\_\_\_\_  
Actual Other Expense (\$)

\_\_\_\_\_  
Actual Annual Expense(\$)

**Projected:**

\_\_\_\_\_  
Projected Rent Expense(\$)

\_\_\_\_\_  
Projected Utilities Expense (\$)

\_\_\_\_\_  
Projected Expense Ins/Adv(\$)

\_\_\_\_\_  
Proj. Accounting Expense(\$)

\_\_\_\_\_  
Projected SuppliesExpense(\$)

\_\_\_\_\_  
Projected Phone Expense (\$)

\_\_\_\_\_  
Projected License Expns(\$)

\_\_\_\_\_  
Proj. Equipment Expense(\$)

\_\_\_\_\_  
Projected Repair Expense (\$)

\_\_\_\_\_  
Projected Payroll Expense(\$)

\_\_\_\_\_  
Projected Payroll Tax(\$)

\_\_\_\_\_  
Projected Other Expense(\$)

\_\_\_\_\_  
Projected Annual Expense(\$)

## FEATURES

### AA - Business Type Features:

- AA1 Auto Sales/Service
- AA2 Business Service
- AA3 Food Service
- AA4 Franchise
- AA5 Heavy Indstrl Mfg
- AA6 Historical
- AA7 Industrial Warehouse
- AA8 Light Indstrl Mfg
- AA9 Medical
- AA10 Office
- AA11 Restaurant
- AA12 Retail
- AA13 Transportation
- AA14 Utility
- AA15 Wholesale
- AA16 Other

### AB - Existing Financing:

- AB1 AITD
- AB2 ARM
- AB3 Clear
- AB4 Conventional
- AB5 CVET
- AB6 FHA
- AB7 Fixed Rate
- AB8 GPM
- AB9 Land Contract
- AB10 Private
- AB11 VA
- AB12 Other Remarks

### AC - Financial Info Source:

- AC1 Accountant
- AC2 Limited Info
- AC3 Owner
- AC4 Tax Return
- AC5 Other/Remarks

### AD - Heating Features:

- AD1 Baseboard
- AD2 Central Forced Air Elec
- AD3 Central Forced Air Gas
- AD4 Floor Furnance
- AD5 Heat Pump
- AD6 Radiant
- AD7 Wall
- AD8 Other/Remarks

### AE - Location Features:

- AE1 Business Park
- AE2 Corner
- AE3 Free Standing
- AE4 Industrial Park
- AE5 Neighborhood Shopping Cntr
- AE6 Regional Shopping Center
- AE7 Strip Center
- AE8 Other Remarks

### AF - Parking Features:

- AF1 Metered
- AF2 On Site
- AF3 Private
- AF4 Public
- AF5 Street
- AF6 Underground
- AF7 Other/Remarks

### AG - Sales Includes:

- AG1 Building
- AG2 Equipment
- AG3 Inventory
- AG4 Land
- AG5 Leases
- AG6 Licenses/Permits
- AG7 Other/Remarks

### \*AH - Sales Restrictions (3)

- AH1 Call Agent
- AH2 Court Approval Required
- AH3 Deed Restricted Program
- AH4 Estate
- AH5 HAP (Homeowners Assistant Program)
- AH6 HUD
- AH7 Need Short Sale- No Lender Knowledge
- AH8 NOD Filed/Foreclosure Pending
- AH9 Pre SS Pkg submitted to lender(s), ready to consider offers
- AH10 Probate Subject to Overbid
- AH11 REO
- AH12 Short Sale Approved
- AH13 None Known
- AH14 Other Remarks

### AI - Showing Features:

- AI1 Appt with Listing Office
- AI2 Appt with Occupant
- AI3 Call First
- AI4 Call Listing Office
- AI5 Gate Pass
- AI6 Key In L/O
- AI7 With Accepted Offer
- AI8 Remarks

### AJ- Terms Features:

- AJ1 Assumable
- AJ2 Cal Vet
- AJ3 Cash
- AJ4 Conventional
- AJ5 Exchange
- AJ6 FHA
- AJ7 Land Contract
- AJ8 Lease Option
- AJ9 Seller May Carry
- AJ10 Shared Equity
- AJ11 VA
- AJ12 Other/Remarks

**Remarks**

**REMARKS:**  
510 Characters

Information is published on the Internet, IDX Sites and/or given to clients - please refer to the attributes of the property in this space.


**Confidential REMARKS:**  
255 Characters


**Directions:**  
128 Characters


**Advertising REMARKS:**  
510 Characters

Information is published on sites using ListHub or Point 2 to syndicate.


**Supplemental Remarks Field**  
4000 Characters (Use separate sheet to supply supplemental remarks)

Remarks (continued)

**\*Sentrilock Box**

- Yes
- No

**Virtual Tour Link** \_\_\_\_\_  
 Nonbranded link

**Virtual Tour Link 2** \_\_\_\_\_  
 Nonbranded link

**Lockbox ID:** \_\_\_\_\_

**\*\*\*Mandated Remarks:**

100 Characters - System To Auto-Populate Based On MLS Rules and Regulations

**\*\*\*Mandated Remarks - (1) (R)**

- FRR First Right of Refusal \* (C)
- NK None Known
- ACTA Offer accepted contingent on Court approval (c)
- ASHR Offer accepted pending lender approval of Short Sale (C)
- LSEO Offer accepted with Lease Option (P)
- OREO Offer(s) submitted awaiting REO approval(C)
- OSSA Offer(s) submitted awaiting Short Sale approval (C)

**\*\*\*Mandated Remarks - required only when applicable.**

- \*Offer accepted with \_\_\_ hour first right of refusal (C)

(C) denotes that listings that have this item selected will be moved to a Contingent Status

(P) denotes that listings that have this item selected will be moved to a Pending Status

This Information relative to this property is supplied for publication by the owner(s) according to owner's best information and belief and I/We agree the above information is true and correct to the best of my knowledge and belief and authorize agent to submit the above information for publication in the Sandicor, Inc MLS. IT IS HEREIN NOTED THAT SANDICOR, INC MLS WILL NOT BE RESPONSIBLE FOR THE ACCURACY OF INFORMATION PROVIDED ABOVE.

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Optional)

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 (Optional)

Broker certifies that a valid contract for the above property is on file in his/her office.

Broker Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Authorized Signature (MLS Participant/Subscriber) \_\_\_\_\_ Date: \_\_\_\_\_

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