



**General Info**

Space Rental Income: \$ \_\_\_\_\_  
 Utilities Income: \$ \_\_\_\_\_  
 Laundry Income: \$ \_\_\_\_\_  
 Vending Income: \$ \_\_\_\_\_  
 Other Actual Income: \$ \_\_\_\_\_  
 Total Income: \$ \_\_\_\_\_

**\*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 10.0 Acres
- 8)10-20 10.0 through 20.0 Acres
- 9)20+ Above 20 AC/See Rmrks.

Lot SqFt. Approx: \_\_\_\_\_

Approx # of Acres: \_\_\_\_\_

Water District: \_\_\_\_\_

Parking Spaces Total: \_\_\_\_\_

# of Buildings: \_\_\_\_\_

Age: \_\_\_\_\_

Well: \_\_\_\_\_

Public Sewage Facility: \_\_\_\_\_

Private Sewage Facility: \_\_\_\_\_

Sewage Capacity: \_\_\_\_\_

Well Pump Capacity:: \_\_\_\_\_

# of Spaces (1) : \_\_\_\_\_

# of Spaces (2): \_\_\_\_\_

# of Spaces (3): \_\_\_\_\_

Monthly Rate (1): \_\_\_\_\_

Monthly Rate (2): \_\_\_\_\_

Monthly Rate (3): \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot Dimensions Approx: \_\_\_\_\_

**Flood Zone:**

- UNKHZD Hazard Unknown
- KNWNHZ Known Hazard
- ORMKS Remarks

**Geological Hazard Zone:**

- UNKHZD Hazard Unknown
- KNWNHZ Known Hazard
- ORMKS Remarks

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

**Financials**

**ANNUAL INCOME STATEMENT:**

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

**Actual:**

**Projected:**

Actual Gross Schd Income (\$)

Projected Gross Schd Income(\$)

Actual Other Income (\$)

Projected Other Income (\$)

Actual Vacancy&Credit Loss (\$)

Proj Vacancy&Credit Loss (\$)

Actual Operating Expense(\$)

Proj Gross Operating Inc(\$)

Actual Net Operating Inc(\$)

Proj Operating Expense(\$)

Actual Total P&I Pay (\$)

Proj. Net Oper. Income (\$)

Actual Cash on Cash (\$)

Proj Annual P&I Expense(\$)

Actual Cash Flow (\$)

Projected Cash on Cash(\$)

Cap Rate Actual (\$)

Projected Cash Flow (\$)

Gross Multiplier(\$)

Cap Rate Projected (\$)

Proj Gross Multiplier(\$)

**EXPENSES:**

**Actual:**

**Projected:**

Actual Taxes Expense (\$)

Projected Taxes Expense(\$)

Actual F&L Ins Expense (\$)

Projected F&L Ins Expense (\$)

Actual Gas & Electric(\$)

Projected Gas & Electric(\$)

Actual Wtr/Swr Expense(\$)

Proj. Wtr/Swr Expense\$)

Actual Trash Expense (\$)

Projected TrashExpense(\$)

Actual Supplies Expense (\$)

Projected Supplies Expns (\$)

Actual Maintenance Expense (\$)

Proj. Maintenance Expns(\$)

Actual Pest Control Exp(\$)

Proj. Pest Expense(\$)

Actual License Expense (\$)

Proj. License Expense (\$)

Actual Gardener Expense (\$)

Proj. Gardener Expense(\$)

Actual Mgr Expense(\$)

Proj. Manager Expense\$)

Actual Prop Management(\$)

Proj. Prop Mngmnt Expense(\$)

Actual Other Expense(\$)

Projected Other Expense(\$)

Acutual Total Expense(\$)

Projected Total Expense (\$)

**Financials (continued)**

<u>1st Loan Balance</u>	<u>1st P&amp;I Pymnt</u>	<u>1st Int%</u>	<u>1st Assum Y/N</u>	<u>1st Balloon</u>	<u>1st Due MM/YY</u>
<u>2nd Loan Balance</u>	<u>2nd P&amp;I Pymnt</u>	<u>2nd Int%</u>	<u>2nd Assum Y/N</u>	<u>2nd Balloon</u>	<u>2nd Due MM/YY</u>
<u>BLN Loan Balance</u>	<u>BLN P&amp;I Pymnt</u>	<u>BLN Int%</u>	<u>BLN Assum Y/N</u>	<u>BLN Balloon</u>	<u>BLN Due MM/YY</u>

**FEATURES**

**AA - Amenities:**

- AA1 BBQ
- AA2 Clubhouse
- AA3 CTV Avail
- AA4 Elevator
- AA5 Exercise Room
- AA6 Heaed Pool
- AA7 Rec Room
- AA8 RV Parking
- AA9 Sauna
- AA10 Spa
- AA11 Tennis
- AA12 None
- AA13 Other/Remarks

**AC - Financial Info Source:**

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

**\*AD - Sales Restrictions**

- AD1 Call Agent
- AD2 Court Approval Required
- AD3 Deed Restricted Program
- AD4 Estate
- AD5 HAP (Homeowners Assistant Program)
- AD6 HUD
- AD7 Need Short Sale- No Lender Knowledge
- AD8 NOD Filed/Foreclosure Pending
- AD9 Pre SS Pkg submitted to lender(s), ready to consider offers
- AD10 Probate Subject to Overbid
- AD11 REO
- AD12 Short Sale Approved
- AD13 None Known
- AD14 Other Remarks

**AE - Showing Features:**

- AE1 Appt with Listing Office
- AE2 Appt with Occupant
- AE3 Call First
- AE4 Call Listing Office
- AE5 Gate Pass
- AE6 Key In Listing Office
- AE7 With Accepted Offer
- AE8 Other/Remarks

**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

## FEATURES

### AF - Special

- AF1 Assessments/Liens
- AF2 Building Report
- AF3 City Report
- AF4 City Transfer Tax
- AF5 Court Approval Sale
- AF6 Energy Retrofit
- AF7 Excluded Items
- AF8 Freeway Access
- AF9 Highway Frontage
- AF10 Home Owners Warranty
- AF11 Land Lease
- AF12 Local Transfer Tax
- AF13 Other Taxes
- AF14 Rent Control
- AF15 RR Spurs
- AF16 Sellers are RE Licensees
- AF17 Service Contracts
- AF18 Termite Certificate
- AF19 None
- AF20 Other/Remarks

### AG- Terms:

- AG1 AITD
- AG2 Assumable 1st
- AG3 Assumable 2nd
- AG4 Assumable Other
- AG5 Cash
- AG6 Cash to Existing Loan
- AG7 Cash to New Loan
- AG8 Exchange Down
- AG9 Exchange Up
- AG10 FHA
- AG11 Land Contract
- AG12 Lease Option
- AG13 Owner May Carry 1st
- AG14 Owner May Carry 2nd
- AG15 State Veteran
- AG16 Submit
- AG17 Use Existing Lender
- AG18 VA
- AG19 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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