Commercial-Industrial-Buildings

Type of Listing Agreement

Have ____ City ____ TG # ____ $/SqFt ____ List Price (LP) ____

Address ____ County ____ State ____ Zip ____ Loans ____

Cross Streets ____ Total Building Sq Ft ____ Gross Equity ____

Features ____ Terms ____ Poss. ____

Financial Analysis(Annual)	**Current**	**Pro Forma**
Gross Schedule Income (GSI)		
Vacancy Allowance		
Gross Operating Income(GOI)		
Operating Expenses		
Net Operating Income(NOI)		
Loan Payments(P&I)		
Gross Spendable Income(SI)		
Cap Rate(NOI/LP)		
Gross Multiplier(LP/GSI)		

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A/P # ____ Tax Area ____

Tax Rate Year ____ Tax Rate ____

Land ____

Improvements ____

Personal Propty ____

Total ____

Legal : Lot # ____ Block# ____ Tract# ____

No of Units	Unit Description Or Tenant	Size Sq Ft	Lease Exp	Lease Lgth	Lease Type	Rent/Unit

Total Base Rent ____

Other Income ____

Total Monthly Gross Schedule Income ____

Annual Operating Expenses

Taxes-Prop		Repairs & Maint	
Taxes-Pay		Pest Control	
Insurance		Licenses	
Utilities		Management	
Services		Other	
Supp & Misc.		Other	
Advertising		Total Expenses	

Loan Information as of ____

1st TD ____ @ ____ Mo P&I ____

Due ____ Lender ____

Assumable? ____ Type ____ Fee ____

2nd TD ____ @ ____ Mo P & I ____

Due ____ Lender ____

Assumable? ____ Type ____ Fee ____

Land: ____ Lease $ ____ Yr Lease Expires ____

Zones:Special Study? ____ Flood? ____ Coastal? ____ Slide? ____

Pot. New 1St ____ Interest Rate ____ Mo P & I ____

Pot. New 2nd ____ Interest Rate ____ Mo P & I ____

Financing Remarks:

Remarks:

Office Data: Total Office Sq Feet ____ # of Offices ____

Toilets Men ____ Women ____ A/C? ____ Heat ____

Building & Land Data: Building Dimensions ____ Mezzanine Sq.Ft. ____ Land Sq Ft ____

Land Dimensions ____ Construction ____ Roof ____ Roof Age ____ Fire Sprinklers ____

Minimum Clearance Height ____ Span ____ # of Stories ____ Year Built ____ Year Refurbished ____

Zoning ____ # of Buildings ____ #of Units ____ Sewer ____ Septic Tank ____ Overhead Crane ____ Net Bldg. S.F. ____

Plant Data Power: ____ Amp ____ Volt ____ Phase ____ Rail ____ Heat ____ Cooling ____ Loading Doors ____

Docks ____ # Well ____ # Ground Level ____ # Toilets Men ____ Women ____ Foil ____ Skylights ____

Parking Spaces: ____ Parking Ratio ____ Fenced Square Feet ____ To Show ____ Phone ____

E-mail Address ____

Salesperson ____ Listing Office ____ Phone ____ S/O Comp ____

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