

All fields marked with an asterisk () and **Bold Text** are required.

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|-----------------------------|---|---|--|
| STANDARD INFORMATION | * TYPE(S) <input type="checkbox"/> Bar/Tavern <input type="checkbox"/> Industrial <input type="checkbox"/> Investment <input type="checkbox"/> Land & Farm <input type="checkbox"/> Office <input type="checkbox"/> Multi-Family <input type="checkbox"/> Restaurant <input type="checkbox"/> Retail <input type="checkbox"/> Warehouse <input type="checkbox"/> Other | 1 * Area/Tract: _____ * For Sale: <input type="checkbox"/> * For Lease: <input type="checkbox"/> 2 * County: _____ * Listing Price \$: _____ (Enter \$0 for Lease ONLY) 3 * Address: _____ Street # _____ St. Dir. _____ * Street Name _____ * Street Type _____ 4 Additional Street #: _____ Lot # / Unit # _____ 5 * City: _____ * State: _____ * ZIP: _____ 6 Lockbox Serial Number: _____ | *STATUS <input type="checkbox"/> Active <input type="checkbox"/> Auction <input type="checkbox"/> FNOE <input type="checkbox"/> Coming Soon Activation Date: _____ <input type="checkbox"/> Pending (No Showings) <input type="checkbox"/> Pending Continue to Show <input type="checkbox"/> Sold |
| | After selecting the "TYPE" of Commercial Listing, fill out the "GENERAL" section and then proceed to the section for the selected "TYPE". | | |
| GENERAL INFORMATION | 7 * Directions to Property: _____ 8 Lake: _____ 9 * Parcel 1: _____ Parcel 2: _____ 10 Parcel 3: _____ Parcel 4: _____ 11 Abbreviated Parcel Description: _____ 12* Annual Taxes: _____ Tax Year: _____ Exemptions: _____ Tax Incentive: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown 13 Owner Name: _____ Owner Phone: _____ 14 Owner Name 2: _____ Owner Phone 2: _____ 15 * List Agent: _____ List Team: _____ Appt. Phone: _____ 16 Co- List Agent: _____ Other List Agent: _____ 17 * Listing Type: <input type="checkbox"/> Exclusive Agency <input type="checkbox"/> Exclusive Right to Lease <input type="checkbox"/> Exclusive Right to Sell <input type="checkbox"/> Exclusive Right to Sell With Exemptions <input type="checkbox"/> Marketing Agreement 18 "NOT FOR CIE" * Co-Op Comp (Sale): _____ "NOT FOR CIE" * Co-Op Comp (Lease): _____ 19 Lease Renewal: _____ Subsequent Sale to Tenant: <input type="checkbox"/> Yes <input type="checkbox"/> No * Zoning: _____ Underground Storage Tanks: <input type="checkbox"/> Yes <input type="checkbox"/> No 20 * Dual/Variable Commission: <input type="checkbox"/> Yes <input type="checkbox"/> No * Include on Internet: <input type="checkbox"/> Yes <input type="checkbox"/> No * IDX Include: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes-Without Address 21 * Include Internet Address: <input type="checkbox"/> Yes <input type="checkbox"/> No * Include Internet AVM: <input type="checkbox"/> Yes <input type="checkbox"/> No * Include Internet Comments: <input type="checkbox"/> Yes <input type="checkbox"/> No 22 Unbranded Virtual Tour (URL – include http://): _____ 23 Unbranded Virtual Tour #2 (URL – include http://): _____ 24 Branded Virtual Tour (URL – include http://): _____ 25 Branded Virtual Tour #2 (URL – include http://): _____ 26 Short Sale: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Possible Foreclosure: <input type="checkbox"/> Yes <input type="checkbox"/> No Also Reference MLS #: _____ 27 * List Date: _____ * Expire Date: _____ NDA (Non Disclosure Required): <input type="checkbox"/> Yes <input type="checkbox"/> No 28 * Agent Owned: <input type="checkbox"/> Yes <input type="checkbox"/> No * Agent Related to Owner: <input type="checkbox"/> Yes <input type="checkbox"/> No * Agent is Designated Managing Broker: <input type="checkbox"/> Yes <input type="checkbox"/> No 29 Approx Lot SQFT: _____ Lot Dimensions: _____ 30 Irregular Lot: <input type="checkbox"/> Yes <input type="checkbox"/> No Lot Size Remarks: _____ 31 * Approx Acreage: _____ 100 Year Flood Plain: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown * Lease Type: <input type="checkbox"/> Gross <input type="checkbox"/> Net <input type="checkbox"/> Other 32 Lease \$/Mo.: _____ Lease \$/SQFT: _____ Lease \$/SQFT Annual: _____ 33 Est. CAM \$/SQFT: _____ Est Taxes/SQFT: _____ Est Insurance/SQFT: _____ 34 * Total Pass Through Cost: _____ Gas Company: _____ Electric Company: _____ 35 Water Company: _____ # Parking Spaces Allocated: _____ Year Built: _____ 36 # of Buildings: _____ Building Name: _____ * Total Bldg SQFT: _____ 37 * Available SQFT: _____ Est. Min Ceiling Ht: (FT) _____ (IN) _____ Est. Max Ceiling Ht: (FT) _____ (IN) _____ 38 Landlord Contributes/Tenant Improvements: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Negotiable | | |



CAPITAL AREA REALTORS®
 EGYPTIAN BOARD OF REALTORS®
 PEORIA AREA ASSOCIATION OF REALTORS®
 QUAD CITY AREA REALTORS®

**COMMERCIAL
 PROPERTY FORM**

MLS # _____

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|--|---|
| GENERAL INFORMATION | 39 Handicap Modified: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Sprinkler: <input type="checkbox"/> Yes <input type="checkbox"/> No Security System: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | 40 Assets Included (FF&E): _____ |
| | 41 *Seller Operating Recording Devices: <input type="checkbox"/> Audio <input type="checkbox"/> Audio & Video <input type="checkbox"/> Video <input type="checkbox"/> None Virtually Staged: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| INDUSTRIAL | 42 Fenced: <input type="checkbox"/> Yes <input type="checkbox"/> No Avail Mnf / Warehouse SQFT: _____ Available Office SQFT: _____ |
| | 43 # Drive-In Doors: _____ # Dock Doors: _____ |
| | 44 # Rail Doors: _____ 3 Phase: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown |
| RETAIL | 45 Loading Dock: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| LAND & FARM | 46 Fenced: <input type="checkbox"/> Yes <input type="checkbox"/> No Lease \$ / Acre: _____ * Farm: <input type="checkbox"/> Yes <input type="checkbox"/> No * Habitable House: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | 47 * Section: _____ * Township: _____ * Range: _____ |
| | 48 * FSA Acres Tillable: _____ Acres Permanent Pasture: _____ Other Acres: _____ |
| | 49 * FSA Crop Base: _____ Crop Share Lease: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | 50 High School District: _____ Seller / Quiet Tenant Farm Rights: <input type="checkbox"/> Yes <input type="checkbox"/> No Tenant Farming Agreement: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | 51 Ten Farm Agrmt Is Signed Doc: <input type="checkbox"/> Yes <input type="checkbox"/> No Corn Suitability Rating / PI: _____ CRP: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| MULTI-FAM | 52 Garages: <input type="checkbox"/> Yes <input type="checkbox"/> No Total # Units: _____ |
| | 53 Common Laundry: <input type="checkbox"/> Yes <input type="checkbox"/> No Individual Laundry: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| BAR/TAVERN/ RESTAURANT | 54 # Seats: _____ Bar: <input type="checkbox"/> Yes <input type="checkbox"/> No FF&E Included: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | 55 Kitchen SQFT or %: _____ Seating Area SQFT or %: _____ |
| | 56 Walk In Cooler: <input type="checkbox"/> Yes <input type="checkbox"/> No Walk In Freezer: <input type="checkbox"/> Yes <input type="checkbox"/> No Gaming Room/Area: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| | 57 Outdoor Dining/Patio: <input type="checkbox"/> Yes <input type="checkbox"/> No |
| INVESTMENT | 58 Gross Operating Inc: _____ Total Operating Exp: _____ Net Operating Inc: _____ |
| | 59 Projected Inc: _____ Actual Inc: _____ Historical Inc: _____ |
| | 60 Projected Exp: _____ Actual Exp: _____ Historical Exp: _____ |
| System will calculate Net Operating Income from Agent-Provided Gross Operating Income, Total Operating Expense, & Annual Taxes. | |
| REMARKS | 61 Public Remarks (1500): _____ _____ _____ _____ _____ _____ |
| | 61 Agent Remarks (400): _____ _____ _____ |

The information contained herein is deemed reliable but not guaranteed.

Select All That Apply For: BAR / TAVERN
 INDUSTRIAL / INVESTMENT / LAND & FARM / OFFICE / MULTI-FAMILY RESTAURANT / RETAIL / WAREHOUSE / OTHER

Select All That Apply For:
 BAR / TAVERN / INDUSTRIAL / INVESTMENT / OFFICE / MULTI-FAMILY RESTAURANT / RETAIL / WAREHOUSE / OTHER

| | | | | |
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| <p>AA. LOCATION (R)</p> <ol style="list-style-type: none"> Downtown Industrial Area Industrial Park Neighborhood Office Park Rural Shopping Mall Strip Center Suburban Other Location <p>AB. FRONTAGE/ACCESS (R)</p> <ol style="list-style-type: none"> City Street Corner Lot County Road Cul-De-Sac Easement Frontage Road Gravel Road Inside Lot Interstate Paved 2 Lane Paved 4 Lane Paved 6 Lane State Road Township Road Unpaved Other Frontage / Access <p>AC. OTHER ACCESS</p> <ol style="list-style-type: none"> Rail Serv Available Rail Spur On Site River Access River Dock None <p>AD. SEWER SOURCE (R)</p> <ol style="list-style-type: none"> Aerator Lagoon Public Sewer Sand Filter Septic None Other Sewer Available <p>AE. OWNERSHIP (R)</p> <ol style="list-style-type: none"> Corporation Estate Gen Partnership Government Individual Joint Tenant Limited Partnership LLC Trust Other Ownership <p>AF. AVAIL AT LIST OFF</p> <ol style="list-style-type: none"> Aerial Photo Appraisal Approved Perc Test Approved Plat Map Demographics Environmental Survey Flood Map Lease(s) Legal Description Pre Plat Map Restrictions / Covenants Soil Survey Special Easement Survey Tile Map Topo Map Traffic Counts None Other Docs | <p>AG. TAX INCENTIVE (R)</p> <ol style="list-style-type: none"> Enterprise Zone Foreign Trade Zone Hub Zones In City Limit Tax Abatement TIF District None Other Tax Incentive <p>AH. POSSIBLE FINANCING (R)</p> <ol style="list-style-type: none"> Cash Conventional Mortgage Assumption Negotiable Seller Finance Subj to Tenants Rights None Other Poss Financing <p>AI. SHOWING INSTR (R)</p> <ol style="list-style-type: none"> 24 Hour Notice Agency Combination Box Alarm Appointment Only Call Listing Office Combination Box Contact LA Electronic Keybox/Keysafe Key in LO No Sign On Property ShowingTime Sign On Property Text/Call Listing Agent Vacant Other Showing Instr <p>AJ. WATER SUPPLY (R)</p> <ol style="list-style-type: none"> Cistern City Available City On Premises Mill Creek Municipal/City Private Well Shared Well Sub-Pump/Shallow Tap Fee None Other Water Supply | <p>CA. SALE/LEASE INCLUDES (R)</p> <ol style="list-style-type: none"> Building Business Inventory Land License/Permits Other Sale/Lease <p>CB. HEATING (R)</p> <ol style="list-style-type: none"> Electric Forced Air Fuel Oil Gas GeoThermal Heat Pump Hot Water Individual Units Office Only Partial Propane Radiant Base Radiant Ceiling Solar Space Heater Steam Wall Furnace Wood Zones None Other Heating <p>CC. COOLING (R)</p> <ol style="list-style-type: none"> Ceiling Hung Central Air Chiller Tower GeoThermal Heat Pump Individual Control Individual Units Office Only Partial Wall/Window Water None Other Cooling <p>CD. WALL CONSTRUCTION (R)</p> <ol style="list-style-type: none"> Aluminum Block Brick Frame Masonry Steel / ST Frame Steel / WD Frame Tiltup Concrete Other Wall Construction <p>CE. FLOORING (R)</p> <ol style="list-style-type: none"> Carpeted Concrete Reinforced Concrete Terazzo Tile / Vinyl Wood Other Flooring <p>CF. ROOF CONSTRUCTION (R)</p> <ol style="list-style-type: none"> Asphalt/Fiberglass Comp Roll Comp Shingle Flat Membrane Metal Rolled Slate Sloped Tar / Gravel Tile Wood / Shingle / Shake Other Roof Construction | <p>CG. EXTERIOR FINISH (R)</p> <ol style="list-style-type: none"> Aluminum Block Brick Concrete EFIS Glass Log Ornamental Block Steel Stone Stucco Vinyl Wood Siding Other Exterior Finish <p>CH. TERMS / LEASE (R)</p> <ol style="list-style-type: none"> 2 Years 3 Years 4 Years 5 Years Indexed Rent Increase Insurance Stops Month to Month Percent Lease Percent Rent Increase Renewal Option Tax Stops Utilities Stops Yearly N/A Other Terms / Lease <p>CI. OWNER PAYS</p> <ol style="list-style-type: none"> All Common Area Common Area Maint Cooling Electric Gas Heating Insurance Internal Maintenance Janitorial Management Real Estate Taxes Roof Snow / Lawn Special Assessment Structural Maintenance Trash Water / Sewer N/A None Owner Pays Other <p>CJ. TENANT PAYS</p> <ol style="list-style-type: none"> All Common Area Common Area Maint Cooling Electric Gas Heating Insurance Internal Maintenance Janitorial Management Real Estate Taxes Roof Snow / Lawn Special Assessment Structural Maintenance Trash Water / Sewer N/A None Tenant Pays Other | <p>CK. INSULATION (R)</p> <ol style="list-style-type: none"> Floors Partial Party Walls Roof Side Walls Sound Unknown None Other Insulation <p>CL. BUILDING DESC (R)</p> <ol style="list-style-type: none"> 1 Story 2 Story 3 Story 4 Story 5 Story 6 Story Basement Free Standing Multi-Tenant Over 6 Story Single Tenant Other Bldg. Description <p>CM. AMENITIES</p> <ol style="list-style-type: none"> Cable Community WiFi Computer Cabling Fiber Optics Wireless Internet Other Amenities <p>CN. MISCELLANEOUS</p> <ol style="list-style-type: none"> Club House Pets Approved Pool Resident Manager <p>CO. PROPERTY USE</p> <ol style="list-style-type: none"> Anchor Business Park Community Center Daycare Facility/Nursery Distribution Warehouse Flex Space Free Standing Building Government Manufacturing Medical Office Neighborhood Center Office Building Office Showroom Outlet Center Post Office Power Center R&D Refrigerated/Cold Storage Regional Center/Mall Retail Ped Self/Mini-Storage Service/Gas Station Street Retail Strip Center Super Regional Center Theme/Festival Center Truck Terminal Vehicle Related Warehouse Other Property Use |
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MLS # _____

Select All That Apply For:
LAND AND FARM

Select All That Apply For:
 LAND WITH A HOUSE

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| <p>FA. PROPERTY TYPE/USE (R)</p> <ol style="list-style-type: none"> 1. Agricultural 2. Commercial 3. Industrial 4. Residential 5. Other Prop. Type/Use <p>FB. LAND DESCRIPTION (R)</p> <ol style="list-style-type: none"> 1. Creek 2. Gently Rolling 3. Lake 4. Level 5. Part Wooded 6. Pond 7. Ravine 8. River 9. Rolling 10. Sloping 11. Spring 12. Timber 13. Wooded 14. Other Land Descr. <p>FC. EASEMENTS / RESTR (R)</p> <ol style="list-style-type: none"> 1. Access 2. Air Rights 3. Drainable 4. Govt. Program 5. Mineral Rights 6. Pipe Line 7. Power Line 8. Railroad Easements 9. Road 10. Unknown 11. Utilities 12. Other Easements/Restr. <p>FD. UTILITIES ONSITE(R)</p> <ol style="list-style-type: none"> 1. Electric 2. Gas 3. Phone 4. Sewer 5. Water 6. None 7. Other Utilities <p>FE. OPTIONS (R)</p> <ol style="list-style-type: none"> 1. Build to Suit 2. Exchange 3. Option Possible 4. Option for Sale 5. Owner Will Partition 6. Sublease 7. Other Options <p>FF. LEASE INFO</p> <ol style="list-style-type: none"> 1. Air Rt. Leased 2. Billboard Lease 3. Cropland Leased 4. Mineral Leased 5. Pasture Leased 6. Recreation Leased 7. Surface Leased 8. Tenant Rights 9. Timber Leased 10. Unleased 11. Other Lease Info. <p>FG. SALE OPTIONS</p> <ol style="list-style-type: none"> 1. Build to Suit 2. Entire Parcel 3. Individual Lots 4. Owner Will Partition 5. Will Subdivide 6. Other Sale Options | <p>FH. FARM TYPE</p> <ol style="list-style-type: none"> 1. Cattle 2. Dairy 3. Diversified 4. Grain 5. Hog 6. Horse 7. Orchard 8. Pasture 9. Poultry 10. Sheep 11. Other Farm Type <p>FI. FARM IMPROVEMENTS</p> <ol style="list-style-type: none"> 1. Backup Power 2. Barn 3. Concrete Slab(s) 4. Corn Crib(s) 5. Cross Fenced 6. Drying Facility 7. Feeding Facility 8. Fenced 9. Fencing Agreement 10. Fully Tiled 11. Garage 12. Gov't Programs 13. Grain Storage 14. Hydrants All Weather 15. Irrigation System 16. Livestock Conf 17. LP Tank Owned 18. LP Tank Leased 19. Machine Storage 20. Mobile Home 21. Natural Drainage 22. Partially Fenced 23. Partially Tiled 24. Sealed Silo 25. Shop 26. Solar Pump 27. Stable 28. Storage 29. Unfenced 30. Unsealed Silo 31. None 32. Other Improvements <p>FJ. FARM RESIDENCE</p> <ol style="list-style-type: none"> 1. 1 Bath 2. 1+ Baths 3. 2 Bedroom 4. 3 Bedroom 5. 4+ Bedroom 6. 1 ½ Story 7. 2 Story 8. 0-20 Years 9. 20-40 Years 10. 40+ Years 11. Bungalow 12. Manufactured Home 13. Mobile Home 14. Ranch 15. Split Foyer 16. None 17. Other Farm Residence | <p>FK. ADD'L AMENITIES</p> <ol style="list-style-type: none"> 1. Dock Levelers 2. Emergency Lights 3. Intercom 4. Loading Dock 5. Overhead Doors 6. Satellite Dish 7. See Remarks 8. Smoke Detector 9. Sprinkler Sys Fire Dry 10. Sprinkler Sys Fire Wet 11. Spring Sys Yard 12. None <p>FL. ELECTRIC</p> <ol style="list-style-type: none"> 1. 60 Amp Box 2. 100 Amp Box 3. 150 Amp Box 4. 200 Amp Box 5. 400 Amp Box 6. 600 Amp Box 7. 3 Phase 8. Other Electric |
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| <p>HA. CONSTRUCTION</p> <ol style="list-style-type: none"> 1. Block 2. Brick 3. Factory Built 4. Framed Off Site 5. Framed On Site 6. Log 7. Pole Barn 8. Post Frame Constr. 9. Steel Stud 10. Other <p>HB. FOUNDATION</p> <ol style="list-style-type: none"> 1. Basement 2. Crawl 3. Piers 4. Slab 5. Other Foundation <p>HC. BASEMENT</p> <ol style="list-style-type: none"> 1. Block 2. Cellar 3. Finished 4. Full 5. No Basement 6. Partial 7. Partially Finished 8. Poured 9. Unfinished 10. Walk Out 11. Other Basement <p>HD. FLOOR COVERING</p> <ol style="list-style-type: none"> 1. Carpet 2. Ceramic Tile 3. Concrete 4. Granite 5. Laminate 6. Reinforced 7. Slate 8. Vinyl 9. Wood 10. Other Floor Covering |
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Owner's Signature _____

Owner's Signature _____

Date _____