

GENERAL LISTING INFO**Property Type***

Business Opportunity

Comp Sale YN

No

Property Sub Type*

Business

Listing Member*

Co-listing Member

ADDRESS**Street Number***

Street Direction Prefix

Street Name***Street Suffix***

Unit Number

Street Suffix Modifier

County***MLS Area Major*****City*****State***

KY

Zip Code*

Zip +4

TAX & LEGAL**Subdivision Name***

Parcel Number

FINANCIAL INFO**Sale Or Lease Includes**☐ Building(s)☐ Business☐ Easements☐ Equipment☐ Fixtures☐ Furniture☐ Inventory☐ Land☐ Leases☐ Licenses☐ Options☐ OtherAccounting, Legal & Collections
ExpenseAdvertising License & Permit
Expense

Cable TV Expense

Cash Flow Before Tax

Credit and Vacancy Losses

Electric Expense

Elevator Services Expense

Fuel Expense

Gross Income

Gross Operating Income

Gross Scheduled Income

Insurance Expense

Janitorial Services Expense

Land Lease Amount

Lawn Services Expense

Less Operating Expenses

Maintenance Expense

Manager Expense

Net Operating Income

Operating Expense

Other Contract Labor

Other Expense

Other Expense (B)

Other Expense (B) Description

Other Expense Description

Other Income

Other Services Expense

Payroll Expense

Personal Property Taxes

Professional Management Expense

Real Estate Taxes

Replacement Reserve

Supplies Expense

Taxes

Taxes, Work Comp

Telephone Expense

Total Annual Debt Service

Trash Expense

Utilities Expense

Vacancy Allowance Rate

Water Services Expense

Water Sewer Expense

CONTRACTOffice Exclusive YN*

No

Status*

Active

Listing Contract Date*Expiration Date*List Price*Listing Agreement***Listing Terms**☐ 1031 Exchange☐ Cash☐ Conventional☐ Lease Option**Special Listing Conditions**☐ Auction☐ Standard**CLOSING DETAILS**Close Date*

Close Price

Buyer Out of County YN

Buyer Out of State YN

Seller Leaves County YN

Seller Leaves State YN

New Construction YN

First Time Buyer YN

Was Listing a FSBO YN

Buyer Financing*

Sale Type

Selling Comments

Closing Costs/Prepays

Concessions Comments

SHOWINGS

Showing Contact Phone

Showing Instructions

Occupant Type

Showing Requirements (Select between 1 and 14 items) *☐ CBS Code☐ Call Listing Agent☐ Call Listing Office☐ Call Manager☐ Call Owner☐ Call Tenant☐ Key In Office☐ Leave Message and Show☐ Listing Agent Must Accompany☐ No Sign☐ Restricted Hours☐ Show Anytime☐ Showing Service**Showing Considerations**☐ Electricity Not On☐ Inconsistent Cell Service☐ Limited Visibility From Road☐ Minimal Exterior Lighting☐ Minimal Interior Lighting☐ No Exterior Lighting☐ No Heat☐ No Interior Lighting

☐ Pet(s) on Premises☐ Remote Location**INTERIOR****Building Area Total*****Building Area Units***

Living Area

Living Area Units

Square Feet

Square Feet

Living Area Source

BUILDING

Leasable Area

Year Built*

Building Expansion Potential YN

Furniture, Fixtures & Equipment YN

Common Area SqFt

Retail SqFt

Usable SqFt

Warehouse SqFt

of Dock Doors

of Drive-in Doors

of Floors Serviced

of Men's Restrooms

of Women's Restrooms

Seating Capacity

Maximum Ceiling Height

Property Condition (Select up to 1 item)☐ New Construction**BUSINESS INFO**

Business Name

Owner Phone

Owner Name

Years In Business

Balance Sheets YN

Copy of Lease YN

Customer Contracts YN

Employment Contracts YN

Fed Income Tax Schedule YN

Franchise and Agreements YN

Income Statement YN

Inventory List YN

Leased Real Estate YN

License and Permits YN

Owned Real Estate YN

Sales Tax Report YN

Suppliers YN

Business Type☐ Commercial☐ Distribution☐ Food & Beverage☐ Hotel/Motel☐ Industrial☐ Manufacturing☐ Mixed☐ Mobile/Trailer Park☐ Professional Service☐ Professional/Office☐ Recreation☐ Restaurant☐ Retail☐ Warehouse☐ Wholesale☐ Other**LOT****Lot Size Acres*****Lot Size Square Feet***

Lot Expansion Potential YN

Railroad Siding YN

UTILITIES

Cooling YN

Cooling

- | | | | |
|------------------------------------|---|---------------------------------------|---|
| <input type="checkbox"/> Attic Fan | <input type="checkbox"/> Ceiling Fan(s) | <input type="checkbox"/> Central Air | <input type="checkbox"/> Ductless |
| <input type="checkbox"/> Electric | <input type="checkbox"/> Exhaust Fan | <input type="checkbox"/> Gas | <input type="checkbox"/> Geothermal |
| <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Multi Units | <input type="checkbox"/> Wall Unit(s) | <input type="checkbox"/> Window Unit(s) |
| <input type="checkbox"/> Zoned | <input type="checkbox"/> None | <input type="checkbox"/> Other | |

Heating YN

Heating

- | | | | |
|--|---|--|-------------------------------------|
| <input type="checkbox"/> Baseboard | <input type="checkbox"/> Ceiling | <input type="checkbox"/> Coal | <input type="checkbox"/> Dual Fuel |
| <input type="checkbox"/> Ductless | <input type="checkbox"/> Electric | <input type="checkbox"/> Floor Furnace | <input type="checkbox"/> Forced Air |
| <input type="checkbox"/> Geothermal | <input type="checkbox"/> Gravity | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Hot Water |
| <input type="checkbox"/> Humidity Control | <input type="checkbox"/> Natural Gas | <input type="checkbox"/> Oil | <input type="checkbox"/> Propane |
| <input type="checkbox"/> Propane Tank Leased | <input type="checkbox"/> Propane Tank Owned | <input type="checkbox"/> Radiant | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Space Heater | <input type="checkbox"/> Steam | <input type="checkbox"/> Wood | <input type="checkbox"/> Wood Stove |
| <input type="checkbox"/> Zoned | <input type="checkbox"/> Other | | |

Inground Tank YN

Utilities

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Cable Available | <input type="checkbox"/> Cable Connected | <input type="checkbox"/> Cable Not Available | <input type="checkbox"/> Electricity Available |
| <input type="checkbox"/> Electricity Connected | <input type="checkbox"/> Electricity Not Available | <input type="checkbox"/> Natural Gas Available | <input type="checkbox"/> Natural Gas Connected |
| <input type="checkbox"/> Natural Gas Not Available | <input type="checkbox"/> Phone Available | <input type="checkbox"/> Phone Connected | <input type="checkbox"/> Phone Not Available |
| <input type="checkbox"/> Propane Available | <input type="checkbox"/> Propane Connected | <input type="checkbox"/> Propane Not Available | <input type="checkbox"/> Sewer Available |
| <input type="checkbox"/> Sewer Connected | <input type="checkbox"/> Sewer Not Available | <input type="checkbox"/> Water Available | <input type="checkbox"/> Water Connected |
| <input type="checkbox"/> Water Not Available | <input type="checkbox"/> Underground Utilities | <input type="checkbox"/> None | <input type="checkbox"/> Other |

Electricity Phase

Electricity Location

REMARKS

Public Remarks

Private Remarks

Directions*

Office Remarks

STATUS CHANGE INFORMATION

Purchase Contract Date*

The undersigned certify that an Exclusive Right to Sell Contract for the described property has been executed and we do authorize this information to be published and distributed by the Lexington-Bluegrass Association of Realtors® Multiple Listing Service. Seller acknowledges and agrees that all information on this document is NOT CONFIDENTIAL. This information will be available to the public through the MLS members.

<div>Seller</div>	<div>Date</div>	<div>Time</div>
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<div>Listing Agent</div>	<div>Date</div>	<div>Time</div>