

GENERAL LISTING INFO**Property Type***

Commercial Sale

Comp Sale YN

No

Property Sub Type***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

Tax Rate***Zoning***

Zoning Description

FINANCIAL INFO**Sale 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 Actual Rent

Total Annual Debt Service

Trash Expense

Utilities Expense

Vacancy Allowance Rate

Water Services Expense

Water Sewer Expense

Tenant Pays☐ Common Area
Maintenance☐ Electricity☐ Exterior Maintenance☐ Gas☐ Insurance☐ Interior Maintenance☐ Sewer☐ Taxes☐ Trash Collection☐ Water☐ None☐ Other**CONTRACT**Office 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**Possession (Select between 1 and 5 items) ***☐ Close Of Escrow☐ Close Plus 1 Day☐ Close Plus 2 Days☐ Close Plus 3 Days☐ Close Plus 3 to 5 Days☐ Close Plus 30 Days☐ Negotiable☐ Rental Agreement☐ Seller Rent Back☐ Subject To Tenant
Rights☐ Other☐ See Remarks**Existing Lease Type**☐ Gross☐ NNN☐ None☐ Other**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) *

- | | | | |
|-------------------------------------------------------|---------------------------------------------|----------------------------------------------|-------------------------------------------------|
| <input type="checkbox"/> CBS Code | <input type="checkbox"/> Call Listing Agent | <input type="checkbox"/> Call Listing Office | <input type="checkbox"/> Call Manager |
| <input type="checkbox"/> Call Owner | <input type="checkbox"/> Call Tenant | <input type="checkbox"/> Key In Office | <input type="checkbox"/> Leave Message and Show |
| <input type="checkbox"/> Listing Agent Must Accompany | <input type="checkbox"/> No Sign | <input type="checkbox"/> Restricted Hours | <input type="checkbox"/> Show Anytime |
| <input type="checkbox"/> Showing Service | | | |

Showing Considerations

- | | | | |
|----------------------------------------------------|----------------------------------------------------|-------------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Electricity Not On | <input type="checkbox"/> Inconsistent Cell Service | <input type="checkbox"/> Limited Visibility From Road | <input type="checkbox"/> Minimal Exterior Lighting |
| <input type="checkbox"/> Minimal Interior Lighting | <input type="checkbox"/> No Exterior Lighting | <input type="checkbox"/> No Heat | <input type="checkbox"/> No Interior Lighting |
| <input type="checkbox"/> Pet(s) on Premises | <input type="checkbox"/> Remote Location | | |

INTERIOR**Building Area Total*****Building Area Units***

Living Area

Living Area Units
Square FeetSquare Feet
Living Area Source**PARKING INFORMATION**

Parking Total

Parking Features

- | | | | |
|----------------------------------|-----------------------------------|---------------------------------|-----------------------------------|
| <input type="checkbox"/> Covered | <input type="checkbox"/> Enclosed | <input type="checkbox"/> Gravel | <input type="checkbox"/> Off Site |
| <input type="checkbox"/> On Site | <input type="checkbox"/> Open | <input type="checkbox"/> Paved | <input type="checkbox"/> None |
| <input type="checkbox"/> Other | | | |

BUILDING

Number Of Buildings

Leasable Area

Year Built*

Stories Total

Accessibility Features YN*

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

Ceiling

- ☐ Dropped
 ☐ Drywall
 ☐ Open
 ☐ Tile
- ☐ Other

Property Condition (Select up to 1 item)

- ☐ New Construction

Building Features

- ☐ Concrete Floor
 ☐ Electric Drive-In Door(s)
 ☐ Elevator(s)
 ☐ Freight Elevator(s)
- ☐ Fully Carpeted
 ☐ Kitchen Facilities
 ☐ Laundry Facilities
 ☐ Other Flooring Type
- ☐ Partially Carpeted
 ☐ Reinforced Floor
 ☐ Tile/Brick Floor
 ☐ Vinyl Flooring
- ☐ Wood Flooring

Security Features

- ☐ Fire Sprinkler System
 ☐ Security System Leased
 ☐ Security System Owned

Construction Materials

- ☐ Aluminum Siding
 ☐ Block
 ☐ Brick
 ☐ Concrete
- ☐ Glass
 ☐ Steel Frame
 ☐ Stone
 ☐ Stucco
- ☐ Vinyl Siding
 ☐ Wood Siding
 ☐ Other

Roof

- ☐ Composition
 ☐ Dimensional Style
 ☐ Flat
 ☐ Flat Tile
- ☐ Membrane
 ☐ Metal
 ☐ Rubber
 ☐ Shingle
- ☐ Slate
 ☐ Tar/Gravel
 ☐ Tile
 ☐ Wood
- ☐ Other

Basement YN

Basement

- ☐ Bath/Stubbed
 ☐ Concrete
 ☐ Crawl Space
 ☐ Exterior Entry
- ☐ Finished
 ☐ Full
 ☐ Interior Entry
 ☐ Partial
- ☐ Partially Finished
 ☐ Sump Pump
 ☐ Unfinished
 ☐ Walk-Out Access
- ☐ Walk-Up Access

Water Heater

- ☐ Electric
 ☐ Gas
 ☐ Geothermal
 ☐ Propane
- ☐ Solar
 ☐ Tankless
 ☐ Water Heater

BUSINESS INFO

Business Name

Owner Phone

Owner Name

Business Type (Select between 1 and 16 items) *

- ☐ 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 Dimensions

Lot Size Acres*Lot Size Square Feet*

Road Frontage Feet

Lot Expansion Potential YN

Railroad Siding YN

Docks☐ 1-3 Docks☐ 4-10 Docks☐ Over 10 Docks☐ Automatic☐ Manual☐ Railroad Dock(s)☐ None☐ Other**UTILITIES**

Cooling YN

Cooling☐ Attic Fan☐ Ceiling Fan(s)☐ Central Air☐ Ductless☐ Electric☐ Exhaust Fan☐ Gas☐ Geothermal☐ Heat Pump☐ Multi Units☐ Wall Unit(s)☐ Window Unit(s)☐ Zoned☐ None☐ Other

Heating YN

Heating☐ Baseboard☐ Ceiling☐ Coal☐ Dual Fuel☐ Ductless☐ Electric☐ Floor Furnace☐ Forced Air☐ Geothermal☐ Gravity☐ Heat Pump☐ Hot Water☐ Humidity Control☐ Natural Gas☐ Oil☐ Propane☐ Propane Tank Leased☐ Propane Tank Owned☐ Radiant☐ Solar☐ Space Heater☐ Steam☐ Wood☐ Wood Stove☐ Zoned☐ Other

Inground Tank YN

Sewer☐ Lagoon System☐ Private Sewer☐ Public Sewer☐ Septic Tank☐ Wetlands System☐ None☐ Other**Utilities**☐ Cable Available☐ Cable Connected☐ Cable Not Available☐ Electricity Available☐ Electricity Connected☐ Electricity Not☐ Natural Gas Available☐ Natural Gas☐ Available☐ Phone Available☐ Phone Connected☐ Phone Not Available☐ Natural Gas Not
Available☐ Propane Connected☐ Propane Not Available☐ Sewer Available☐ Propane Available☐ Sewer Not Available☐ Water Available☐ Water Connected☐ Sewer Connected☐ Underground Utilities☐ None☐ Other☐ Water Not Available**Electric**☐ 100 Amp Service☐ 200+ Amp Service☐ 3 Phase

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.

Seller

Date

Time

Seller

Date

Time

Listing Agent

Date

Time