

HICENTRAL MLS, LTD.

PROPERTY TYPE - COMMERCIAL INDUSTRIAL

KEYWORDS: Fill in the boxes for each keyword. **(R)s** denote **required** entries for adding a listing. **(RC)s** denote conditionally required entries for adding a listing.

MLS INFORMATION

(R)TMK # _____			MLS # _____
	Div/Zone/Sec/Plat/Parcel/CPR		
(R)Street No. _____	St Dir. _____	(R)St. Name _____	(R)List Price _____
(R)City _____	(R)State <u>HI</u>	(R)Zip Code _____	Unit # _____
(R)Listing Agent Code _____		(R)Comm. Space Lease (Y/N) _____	
(R)Listing Date _____		Co-Listing Agent Code _____	
(R)Listing Type (ER/EA) _____		(R)Listing Expire Date _____	
Dual/Var Rate Comm. (Y/N) _____		(R)Coop Broker Commission _____	
Comp. Subj. To (CRT/LNDR/OTH) _____		(RC)Method _____	
		(R)GE Tax Paid By Seller (Y/N) _____	
		(R)Show Internet? (Y/N) _____	
		(RC)Show Addr Internet (F/N/P) _____	Seller's Initials <input style="width: 60px; height: 15px;" type="text"/>

PROPERTY INFORMATION

(R)Zoning _____	Total # of Units _____
# of Stories _____	# of Parking Spaces _____
Floor # _____	(R)Year Built _____
Approx Floor Area _____	Total Building Interior Area _____
(R)Interior Area _____	(R)Other Area _____
(RC)Land SqFt _____	(RC)Land Acres _____
(R)Flood Zone Code _____	(R)Public Report # _____
(RC)Building Name _____	(RC)Management Company _____
(RC)Management Co. Ph # _____	

FINANCIAL INFORMATION

Gross Income _____	Annual Expense _____
Net Oper. Income _____	(R)Assd Val Lnd _____
(R)Assd Val Imp _____	(R)Anl Prop Tax _____
(R)Tax Year (yyyy) _____	Min. Down % _____

LEASEHOLD INFORMATION

(R)Land Tenure (FS/LH) _____	FA/FP if LH _____
Fee Purchase Amount _____	(RC)Lssr-Lnd Owr _____
(RC)Current Month/Lease/Rnt _____	(RC)Lease Until Year _____
Next Year Lease/Rent _____	Next Until Year _____
Renegotiate Date (mm/dd/yyyy) _____	(RC)Lse Expires (mm/dd/yyyy) _____

COMMERCIAL LEASE INFORMATION

(RC)Type of Commercial Lse _____	(RC)Landlord _____
Landlord Phone # _____	(RC)Property Management Co. _____
(RC)Prop. Management Ph # _____	

REMARKS

Public Remarks (maximum 400 alpha/numeric characters)

Agent/Showing Remarks (maximum 250 alpha/numeric characters)

COMMERCIAL INDUSTRIAL FEATURES

(R) = REQUIRED

1. (R) LOCKBOX

- 1. Yes
- 2. No

2. PROPERTY FRONTAGE

- 1. Building Lobby
- 2. Industrial
- 3. Interior Hallway
- 4. Main Street
- 5. Other
- 6. Retail Mall
- 7. Side Street

3. TYPE OF PROPERTY

- 1. Community Center
- 2. Condo/Apt
- 3. Convenience Store
- 4. Free Standing
- 5. Hotel/Motel
- 6. Industrial
- 7. Mixed Use
- 8. Neighborhood Center
- 9. Office
- 10. Other
- 11. Regional Center
- 12. Restaurant
- 13. Retail Mall
- 14. See Remarks
- 15. Shopping Center
- 16. Special Purpose
- 17. Warehouse

4. PROPERTY CONDITION

- 1. Above Average
- 2. Average
- 3. Excellent
- 4. Fair
- 5. Needs Major Repair
- 6. Tear Down

5. (R) PARKING

- 1. None
- 2. Assigned
- 3. Off Site
- 4. On Site
- 5. Other
- 6. Pay Public
- 7. Street
- 8. Unassigned

6. (R) CONSTRUCTION/ EXTERIOR FINISH

- 1. Brick
- 2. Concrete Block
- 3. Concrete Tilt-up
- 4. Converted
- 5. Food Quality
- 6. High Cube
- 7. Loft Space
- 8. Metal Frame
- 9. New
- 10. Other
- 11. Reinforced Concrete
- 12. Remodeled
- 13. See Remarks
- 14. Stone
- 15. Under Construction
- 16. Vinyl
- 17. Wood Frame

7. (R) ROOFING

- 1. Aluminum/Steel
- 2. Composition
- 3. Other
- 4. Pitch & Gravel
- 5. Shake
- 6. Shingle
- 7. Tile

8. (R) AIR CONDITIONING

- 1. None
- 2. Central AC
- 3. Individual
- 4. Individual Meters
- 5. Other

9. (R) AMENITIES

- 1. None
- 2. ADA Accessible
- 3. ADA Compliant
- 4. Chill Room
- 5. Computer Room
- 6. Fire Sprinkler
- 7. Floor Drain
- 8. Freezer Room
- 9. Mezzanine Office
- 10. Office
- 11. Other
- 12. Private Restroom
- 13. Public Restroom
- 14. Raised Floor
- 15. Recreation Area
- 16. Security System

10. (R) LOADING

- 1. None
- 2. Container Dock
- 3. Container Doors
- 4. Freight Elevator
- 5. Loading Area
- 6. Other
- 7. Passenger Elevator

11. (R) FLOOR

- 1. Asphalt
- 2. Concrete
- 3. Dock High
- 4. Heavy Load
- 5. Light Load
- 6. Other
- 7. See Remarks
- 8. Wood

12. (R) LESSEE / TENANT

- 1. AC Maintenance
- 2. Common Area Maintenance
- 3. Electricity
- 4. Elevator Maintenance
- 5. Excise Tax
- 6. Fire Insurance
- 7. Gas
- 8. Glass Insurance
- 9. Janitorial/Trash Removal
- 10. Lease Rent
- 11. Liability Insurance
- 12. None
- 13. Other
- 14. Real Estate Taxes
- 15. Water

13. (R) EXPENSE INFO SOURCE

- 1. Accountant
- 2. Appraisal
- 3. Broker
- 4. Industry Average
- 5. Owner
- 6. Tax Return

14. (R) INCOME INFO SOURCE

- 1. Accountant
- 2. Appraisal
- 3. Broker
- 4. Excise Tax
- 5. Other
- 6. Owner
- 7. Tax Return

15. (R) WASTE WATER

- 1. None
- 2. Cesspool
- 3. Holding Tank
- 4. Other
- 5. Septic
- 6. Sewer Connected
- 7. Sewer Not Connected

16. (R) UTILITIES AVAILABLE

- 1. None
- 2. Emergency Electricity
- 3. Gas
- 4. Heavy Electricity
- 5. Large Water Meter
- 6. Light Electricity
- 7. Other
- 8. Small Water Meter

17. (R) EASEMENTS

- 1. None
- 2. Drainage
- 3. Driveway
- 4. Other
- 5. Sewer
- 6. Utility
- 7. Water

18. (R) DISCLOSURES

- 1. None
- 2. Buyer Restrictions
- 3. Call Lister
- 4. Court Approval Required
- 5. Improvement District
- 6. Inactive Licensed Owner
- 7. Lender Approval Required
- 8. Licensed Owner
- 9. Lister Owner
- 10. Moratorium
- 11. Non Resident Owner
- 12. Pending Litigation
- 13. Property Disclosure
- 14. Relative of Licensee
- 15. See Remarks
- 16. Special Assessment

19. DOCUMENTS AVAILABLE

- 1. None
- 2. Building Plans
- 3. Environmental Assessment
- 4. Inventory
- 5. Lease Documents
- 6. Licenses
- 7. Other
- 8. P&L
- 9. Permits
- 10. Survey
- 11. Tax Return
- 12. Title Search

20. (R) TERMS ACCEPTABLE

- 1. A/S
- 2. Assumption
- 3. Cash
- 4. Exchange
- 5. Govt Loan Available
- 6. Lease w/ Option to Purchase
- 7. Open
- 8. Other
- 9. PMM
- 10. Seller Financing
- 11. Wrap

21. (R) SPECIAL SALE CONDITIONS

- 1. None
- 2. Bankruptcy
- 3. Foreclosure
- 4. Probate
- 5. Short Sale

22. (R) LAND RECORDED

- 1. None
- 2. Dual Systems
- 3. Land Court
- 4. Regular System

23. SHOWING

- 1. Appointment Only
- 2. Call Lister
- 3. Do Not Disturb Tenant/Empl

I state to the best of my knowledge that the above information is correct and authorize its release.

Broker's Initials: _____

_____ Date

Seller Signature

Print Name

Date

Seller Signature

Print Name

Date

DR/BIC certifies that a valid Exclusive Listing Agreement is being held at listing office.

Authorized Signature of DR/BIC

Print Name

Date