



Commercial Profile Sheet

Addendum to Listing Agreement



*Listing Member _____ ID# _____ Co-Listing Member _____ ID# _____
 *Listing Office _____ ID# _____ Co-Listing Office _____ ID# _____

*Comparable Only Listing Yes No (Comparable Only listings are listings where the listing agent is not an MLS Subscriber and are entered after closing by the buyer's agent with approval of the buyer.)

ADDRESS INFORMATION

*Address _____
Street # Dir Street Name Suffix Post Dir Lot/Unit #
 *City _____ *State _____ *Zip Code _____ *County _____ *Country _____
 *Tax Code _____

LOCATION TAX AND LEGAL

*Tax Year _____ *Taxes \$ _____ *Assessments \$ _____ *Taxes For Building & Land Only for Land
 *Legal Description _____
 *Area _____ Development Name _____
 *Municipality/Zoning _____ *Fire Protection Included in Taxes Subscription None
 FEMA Flood Zone Yes No TBD Municipal Flood Zone Yes No TBD
 FEMA Flood Zone (Req SEAZMLS Only) A B C/D X

CONTRACT INFORMATION

*List Price \$ _____ Range Marketing Min/Max \$ _____ / \$ _____
 *Listing Date ____/____/____ *Expiration Date ____/____/____
 *Co-Op Fee _____ Selling Broker Bonus _____ *Variable Commission Yes No
 *Method of Title Co-Op FEE (Simple) Lease Hold *Limited Service: Yes No
 *Listing Agreement Type Exclusive Right to Sell Exclusive Agency Exclusive Right with Reservations
 *Distressed Info Short Sale REO None
 Ownership Builder Corporation Individual Investor Non-Profit Partnership REO/Bank Owned Co-Op
 Offer by Owner/Occupant ____/____/____ Offer by Investor ____/____/____

SHOWING INFORMATION

*Occupied By Caretaker Owner Tenant Vacant Occupant Name _____
 Seller Name _____ Seller Phone _____
 *MLSSAZ Lockbox Yes No Lockbox Location _____ Gate Code Yes No
 Phone# To Show _____
 *Showing Instructions (100 Characters) _____
 *Directions (200 Characters) _____



GENERAL PROPERTY DESCRIPTION

***Property Sub Type** Industrial Health Care Hotel & Motel Office Retail Senior Housing Special Purpose
 Sport & Entertainment Other Mobile Home/RV Park Apartment

***Construction Status** Existing New Construction **# Units** _____ **Total Parking** _____ **Multi-Tenant** Yes No

***Year Built** _____ ***Lot Dimensions** _____

***Lot Acres** _____ ***Lot SqFt** _____ ***Lot Size Source** Appraiser Assessor Other Owner

***Building SqFt** _____ ***Source of SqFt** Appraiser Assessor Builder Floor Plan Owner Other

Leasable SqFt _____

REMARKS & MISCELLANEOUS

Property Description (800 Characters) _____

Agent Only Remarks (400 Characters) _____

***UNIT INFORMATION**

Office
 Office – Business Park
 Office – R&D
 Office – Warehouse
 Office Building
 Institutional/Governmental
 Office Condo
 Other _____

Special Purpose
 Greenhouse/Nursery
 Marina
 Religious Facility
 School/Educational Facility
 Other _____

Mobile Home/RV Park
 Mobile Home Park
 RV Park
 Other _____

Industrial
 Distribution Warehouse
 Flex Space
 Industrial – Business Park
 Industrial condo
 Manufacturing
 Office showroom
 R&D
 Refrigerated/Cold Storage
 Self/Mini – Storage Facility
 Truck Terminal/Hub/Transit
 Warehouse
 Other _____

Apartment
 High Rise
 Mid Rise
 Low Rise
 Other _____

Retail
 Community Center
 Convenience Store/Gas Station
 Day Care Facility/Nursery
 Free Standing Building
 Neighborhood
 Outlet Center
 Post Office
 Power Center
 Regional Center/Mall
 Restaurant
 Retail Pad
 Specialty Center
 Street Retail
 Strip Center
 Super Regional Center
 Vehicle Related
 Truck Stop
 Other _____

Hotel/Motel
 Economy/Limited
 Extended Stay
 Full Service
 Other _____

Adult Housing
 Assisted Living Residences
 Congregate Adult Housing
 Independent Living Residences
 Other _____

Health Care
 Acute Care Hospital
 Clinic
 Dental
 Dispensary
 Urgent Care
 Other _____

Sport & Entertainment
 Golf Related
 Theatre/Performing Arts

INCOME

Gross Scheduled Rent \$ _____ **Vacancy Loss** \$ _____ **Other Income** \$ _____
Adjusted Gross \$ _____ **Net Opp Income** \$ _____

ANALYSIS

CAP Rate % _____ **Gross Rent Multiplier** \$ _____
Vacancy Rate % _____ **Expenses % of Gross** \$ _____



EXPENSES

Admin Expenses \$ _____ Capital Expenses \$ _____ Contract Services \$ _____ Gas/Electric \$ _____
Insurance \$ _____ Maintenance Supplies \$ _____ Management \$ _____ Resident Manager \$ _____
Taxes/Assessments \$ _____ Water/Sewer \$ _____ Other Expenses \$ _____
CAM Fee/Mo _____ CAM Expenses Incl in Rent Yes No Figures Presented Actual Proforma _____

APARTMENT UNIT INFORMATION

Units-Studio: _____ Avg Mo Rent-Studio: \$ _____ # Units-1Bedroom: _____ Avg Mo Rent-1Bedroom: \$ _____
Units-1Bedroom: _____ Avg Mo Rent-1Bedroom:\$ _____ # Units-2Bedroom: _____ Avg Mo Rent-2Bedroom:\$ _____
Units-Other: _____ Avg Mo Rent-Other:\$ _____

PROPERTY DETAILS

PROPERTY FEATURES

- # Grade Doors: _____
ADA Compliant: Yes No
 Unknown
- Conference Room
- Drive-Thru
- Drop Ceiling
- Entertainment Center
Equipped: Yes No Partial
- Furnished
- Fire Sprinklers:
- Interior Steps
- Phase 1 Report:
- Skylights
- Smoke Detector
- Storage
- Warehouse
- Wet Bar

CONSTRUCTION

- Brick
- Burnt Adobe
- Concrete Block
- Frame
- Frame Stucco
- Ins Concrete Forms
- Masonry Stucco
- Metal
- Mud Adobe
- Precast Concrete
- Rammed Earth
Siding: Yes No
- Slump Block
- Steel Frame
- Stone
- Stucco Finish
- Straw Bale
- Wood Frame
- Other

ROOF

- Built-Up
- Built-Up - Reflect
- Foam
- Membrane
- Metal
- Metal Tile
- Modified Bitumen
- Rolled
- Shake
- Shingle
- Tile
- Other

SPACE INFORMATION

- # Docks: _____
- Dock High
- Dock Leveler(s)
- Drive-in-Door(s)
- Grade Level
- RR Loading Dock
- Truck
- Truck Well
- Ceiling Height
 - 8ft
 - 10ft
 - 12ft
 - 14ft
 - 16ft
 - 18ft
 - 20+ft
- Door Height
 - 8ft
 - 10ft
 - 12ft
 - 14ft
 - 16ft
 - 18ft
 - 20+ft
- Door Width
 - 3ft
 - 4ft
 - 6ft
 - 8ft
 - 10ft
 - 12ft

WAREHOUSE STORAGE

- Warehouse SqFt.: _____
- Cold
- Dry
- Fresh
- Frozen
- Gas
- Green House
- Other: _____

FENCED STORAGE

- Yes
- No

MAIN COOLING

- AC Central
- AC Wall
- AZ Zoned
- Ceiling Fans
- Ceiling Fans Pre-Wired
- Dual Cooling
- Evap Central
- Evap Wall
- Evap Window
- Evap Zone
- Gas Pac
- Heat Pump
- None
- Other: _____

MAIN HEATING

- Baseboard
- Floor Furnace
- Forced Air - Elec
- Forced Air - Gas
- Heat Pump
- Gas Pac
- Radiant
- Solar
- Wall Unit
- Zoned - Elec
- Zoned - Gas
- None
- Other: _____

WATER HEATER

- Electric
- Natural Gas
- Propane
- Recirculating Pump
- Solar
- None

ELECTRIC

- Electric Company: _____
- Solar
- Windmill
- None
- Master Meter: Yes No
- 3 Phase Power: Yes No
- AMPS: _____

GAS

- Natural
- Propane
- None

SEWER

- Connected
- Septic
- None
- Other: _____

WATER

- Active Water Mgmt
- City
- Domestic Wells
- Irrigation Well
- Pvt Well (Not Registered)
- Pvt Well (Registered)
- Water Company
- Well Agreement
- Well Shared
- # Of Shared Well: _____
- None
- Other: _____

ACCESSIBILITY OPTIONS

- Door Levers
- Elevator
- Emergency Intercom
- Entry
- Handicap Convertible
- Level
- Ramped Main Level
- Wide Doorways
- Wide Hallways
- None



PROPERTY DETAILS

SECURITY

- Alarm Installed
- Alarm Leased
- Bars
- Cameras
- Prewired
- Security Lights
- Shutters
- None
- Other: _____

GREEN FEATURES

- Adobe
- Bath Exhaust Out
- Dual-Flush Toilets
- Energy Star Air Pkg
- Energy Smart Home Rtg
- Energy Star Appliance
- Energy Star Light Pkg
- Energy Star Qualified
- Energy Star Skylights
- Energy Star Windows
- FSC Certified Wood
- Govt EE Prog Crt
- Green Label Backings
- Green Label Carpet
- Green Seal Coatings
- Green Seal Paints
- Grey-Water Lines
- HERS Rating
- Infill Site
- Ins Concrete Forms
- Kit Exhaust Out
- Low E DP Windows
- Low Flow Faucets
- Low Flow Showerheads
- Natural Material
- NAHB Bronze
- NAHB Emerald
- NAHB Gold
- NAHB Silver
- Non Frmidhd Cabinets
- Only Native Plants
- Previously Developed
- Rainwater Harvesting
- Rammed Earth
- Reg Res Grn Bronze
- Reg Res Grn Emerald
- Reg Res Grn Gold
- Reg Res Grn Silver
- Renewable Flooring
- SIPS
- Solar Hot Water Sys
- Solar Pool Heater
- Solar PV System
- Solar Tube

GREEN FEATURES (Cont.)

- Strawbale
- Tankless Water Htr
- TEP Guarantee
- USGBC LEED Cert
- USGBC LEED Gold
- USGBC LEED Platnm
- USGBC LEED Silver
- Utlity Co EE Prog Crt
- Water Sense Faucets
- Water Sense Shower Head
- Whl Hse Air Filt Sys

FENCE

- Barb Wire
- Block
- Chain Link
- Electric
- Field
- Rock
- Shared Fence
- Slump Block
- Smooth Wire
- Split Rail
- Stone
- Stucco Finish
- Wood
- Wrought Iron
- None
- Other: _____

LANDSCAPE FRONT

- Decorative Gravel
- Desert Plantings
- Flower Beds
- Graded
- Grass
- Low Care
- Natural Desert
- Shrubs
- Sprinkler/Drip
- Trees
- None
- Other: _____

LANDSCAPE REAR

- Decorative Gravel
- Desert Plantings
- Flower Beds
- Graded
- Grass
- Low Care
- Shrubs
- Sprinkler/Drip
- Trees
- Vegetable Garden
- Natural Desert
- None
- Other: _____

ROAD TYPE

- Chip/Seal
- Gravel/Dirt
- Paved
- Pavers

PARKING

- # Covered Parking: _____
- Fee
- Fenced Parking
- Free
- Parking Lights
- Parking Structure
- Paved Parking
- Private Parking
- Public Parking
- Shared
- Other: _____

LOT FEATURES

- Adjacent to Alley
- Adjacent to Rail
- Adjacent to Wash
- Borders Common Area
- Corner Lot
- Cul-De-Sac Lot
- Dividable Lot
- East/West Exposure
- Hillside Lot
- North/South Exposure
- Subdivided Lots

BUSINESS LOCATION

- Business Park
- Commercial Strip
- Corner Lot
- Free Standing Bldg
- Industrial Park
- Inside Location
- Multiple Locations
- Office/Professional
- Redevelopment Area
- Traffic Signal

FREEWAY/HIGHWAY

- Up to 1 Mile
- 1.1 - 2 Miles
- 2.1 - 5 Miles
- Over 5.1 Miles
- Access
- Frontage

TRAFFIC COUNT

- Up to 5,000
- 5,001 15,000
- 15,001 to 35,000
- 35,001 to 50,000
- 50,001 to 75,000
- 75,001 to 100,000
- 100,001 to 120,000
- 120,001 to 150,000
- 150,001 to 175,000
- 175,001 to 200,000
- Over 200,000
- Not Available
- Unknown

TERMS

- Assumption
- Cash
- Conventional
- Exchange
- For Rent
- Owner Carry
- Pre-approved Short Sale
- Seller Concessions: _____
- Submit All
- Trade
- Other: _____

POSSESSION

- 30 Day Tenant
- Immediate
- Negotiable
- Recording
- See Remarks

SUBMIT WITH OFFER

- Additional Addendum
- Dual Agency Consent
- Earnest Check
- Income Property Addendum
- Lender Pre-Approval
- Loan Pre-Qualification
- Loan Status
- On-site Wastewater
- Proof of Funds
- Seller Contract
- Short Sale Addendum
- Digital Signatures Yes No
- Sellers Title Company: _____
- Written Lender Approval



PROPERTY DETAILS

PROPERTY DISCLOSURES

- Addendum
- Appraisal
- Asbestos
- County Parcel Info
- Deed Restrictions: Yes No
- DWR Regulations
- Easements
- Elevation Certificate
- Endangered Species
- Equipment List
- Flood Certification
- Flood Plain
- Floor Plan
- Inventory List
- Lead-Based Paint
- Leases
- Military Airport Vcty

- Mktg. Package Available
- Plat Map
- Property Profile
- Public Airport Vcty
- Public report
- Radon
- Road Maint. Agreement
- Seller Prop Disclosure
- Site Plan
- Soil Analysis and Maps
- Superfund
- Surveyed Plat
- Topographic Map
- Unknown
- Wetlands
- WQARF
- None

SPECIAL CONDITIONS

- Delayed Closing
- Fixup
- No CSPDS
- Probate/Estate
- Court Approval Required
- See Supplement
- Auction
- None

RESTRICTIONS

- CC&R's
- Deed

SELLER OPT OUTS

_____/_____
Seller Seller *I/We have elected NOT to display the listed Property on ANY Internet Site. I/We understand and acknowledge consumers who conduct searches for listings on the Internet will not see information about the listed property in response to their searches.

-OR-

_____/_____
Seller Seller *I/We have elected to WITHHOLD the Address of the listed Property from display on ANY Internet Site.

*I/We DO NOT want an Automated Valuation displayed or linked to the listed Property (customers may be notified that this feature was disabled at the request of the seller).

*I/We DO NOT want a Commentary/Review Section displayed or linked to the listed Property (customers may be notified that this feature was disabled at the request of the seller).

-OR-

_____/_____
Seller Seller * I/We have elected to display the listed Property on the Internet with none of the exclusions above.

Seller agrees to indemnify and hold harmless, as third party beneficiaries, the Multiple Listing Service of Southern Arizona and its participating REALTOR® Associations, their employees and volunteers, the Listing Broker and his/her Agents, Subagents, Buyer's Agents and all other Cooperating Brokers against any and all claims or liability (including attorney's fees) arising from any misrepresentation or breach of warranty by Seller or from any incorrect information supplied by Seller or from any facts concerning the Premises not disclosed by Seller.

I have reviewed the information in this Addendum to the Listing Agreement and find it accurate to the best of my knowledge and belief. Information contained herein is deemed confidential and will only be shared with member's clients and customers as provided for in the MLS Rules and Regulations. Seller hereby authorizes Listing Broker to file this listing with the MLS, provide timely notice of all status changes (as required by the MLS Rules and Regulations) and provide sales information, including sale price, upon sale of the property.

Seller

Date

Seller

Date

