

• Indicates Required information () Indicates Maximum Choice *Indicates "Yes" By Default **LISTING #**

ADDRESS

• **State** _____ • **County** _____ • **City** _____

• **ZIP Code** _____ + 4 • **Area** _____ • **Community/District** _____

• **Street # (HSN)** _____ • **Modifier** _____ • **Direction** _____ • **Street Name** _____ • **Post Direction** _____

Suffix _____ N E NE SE S W NW SW N NE S NW E SE W SW **Unit #** _____

Avenue Boulevard Court Ave Drive Ct Lane Parkway Street Street Pl Way
 Avenue Ct Circle Court St Highway Loop Place Street Ct Terrace
 Avenue Pl Court Drive Junction Park Road Street Dr Trail

LISTING

\$ _____ • **Listing Price** _____ • **Listing Date** _____ • **Expiration Date** _____ • **Tax ID#** _____ • **Preliminary Title Ordered**
 Yes No

Title Company (60 characters maximum) _____

• **Offers** (1)
 Seller intends to review offers upon receipt
 Seller to review offers on Offer Review Date (may review/accept sooner)
Offer Review Date _____ (required if 2nd "Offers" option is selected)
FIRPTA withholding required? Yes No

LOCATION

Lot Number _____ **Block** _____ **Business Name** _____

PROPERTY INFORMATION

Lot Size (SqFt) _____ **Lot Size Source** _____

• **Allow Automated Valuation** *Yes No • **Show Map Link** *Yes No • **Internet Advertising** *Yes No • **Show Address to Public** Yes No • **Prohibit Blogging** *Yes No

• **Buyer Brkg. Comp. (BBC)** _____ • **Compensation Type** _____ **Tail Provision (Days)** _____
 \$ % 0

*Minus SO Admin Fee \$400, See Remarks

Buyer Brkg. Compensation Comments (40 characters maximum) _____

OWNER'S INFORMATION

• **Owner's Name** _____ • **Owner's Name 2** _____ • **Owner's Phone** _____

• **Phone to Show** _____ • **Owner's City and State** _____ • **3rd Party Approval Required (2)**
 None Short Sale Other-See Remarks • **Bank/RE Owned** Yes No • **Auction** Yes No

VIRTUAL TOURS

Virtual Tour #1 URL (Please include http:// or https://) _____ **Virtual Tour #1 Description** _____

Virtual Tour #2 URL (Please include http:// or https://) _____ **Virtual Tour #2 Description** _____

Virtual Tour #3 URL (Please include http:// or https://) _____ **Virtual Tour #3 Description** _____

INITIALS:

Seller _____ Date _____ Seller _____ Date _____ Broker _____ Date _____

Listing Address: _____

LAG # _____

ADDITIONAL TAX IDs

Additional Tax ID# _____

Additional Tax ID# _____

Additional Tax ID# _____

Additional Tax IDs to be listed on attached sheets

BROKER INFORMATION

16005	Chris Nye	9991	MLS4owners
• Listing Broker - ID#	Broker Name	Listing Office - ID#	Brokerage Firm Name
N/A	N/A	N/A	N/A
Co-Broker - ID#	Co-Broker Name	Co-Office - ID#	Co-Brokerage Firm Name

BUSINESS INFORMATION

Liens/Mortgages

Yes No

Leased Items

Yes No

No. of Employees _____

Type of Business _____

Year Established _____

Hours of Operation _____

Years Current Owner in Business _____

Signage Stays

Yes No

• Major Type of Business (4)

- Food & Beverage
- Gas Station
- Grocery
- Hospitality
- Manufacturing
- Retail
- Services
- Wholesale
- See Remarks

Licenses (4)

- Alcohol
- Gaming
- Professional
- See Remarks

Franchise

Yes No

Equipment Description (100 characters max):

LISTING INFORMATION

Form 17 (1)

- Exempt
- Not Provided
- Provided

• **Possession (3)**

- Closing
- Negotiable
- See Remarks
- Sub. Tenant's Rights

• **Showing Information (5)**

- Appointment
- Call Listing Office
- Owner-Call First
- See Remarks
- ShowingTime
- View with Discretion

Location (5)

- Business Park
- Corner
- Free Standing
- Inside
- Shopping Center
- See Remarks

• **Potential Terms (8)**

- Assumable
- Cash Out
- Conventional
- Lease/Purchase
- Owner Financing
- SBA
- See Remarks
- Variable Price Lstg

Lease Terms (4)

- None
- Assignable
- 1-2 Years
- 2-3 Years
- 3-5 Years
- More Than 5 Years
- May Escalate

PROPERTY & FINANCIAL INFORMATION

Lot Dimensions (Feet) _____

Real Property (4)

- Lease Only
- Lease Option
- Optional
- Purchase
- Rent Only
- Separate Listing
- See Remarks

Building Condition (1)

- Average
- Fair
- Fixer
- Good
- Remodeled
- Restored
- Under Construction
- Very Good

• **Total Covered Parking** _____

• **Total Uncovered Parking** _____

INITIALS:

Seller

Date

Seller

Date

Broker

Date

BUSINESS OPPORTUNITY Exclusive Listing Agreement (page 3 of 3)
LISTING INPUT SHEET

Listing Address:

LAG #

ASSOCIATION INFORMATION

<p>• Association <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>\$ _____ Association Dues</p>	<p>Association Dues Freq (1) <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input type="checkbox"/> Annually <input type="checkbox"/> Not Applicable</p>	<p>Other Dues/Fees (see remarks) <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
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FINANCIAL INFORMATION

\$ _____	\$ _____	\$ _____	\$ _____
Real Estate Value (\$)	Equipment Value (\$)	Inventory Value (\$)	Goodwill Value (\$)
\$ _____	\$ _____	\$ _____	\$ _____
• Annual Gross Sales (\$)	• Annual Rent (\$)	• Annual Expenses (\$)	• Net Proceeds (\$)

REMARKS

Marketing Remarks. CAUTION! The comments you make in the following lines are limited to descriptions of the land and improvements only. These remarks will appear in the client handouts and websites. (750)

*** Please email your public marketing remarks to sales@mls4owners.com, see Step 4 on our List Now page ***

Confidential Broker-Only Remarks. Comments in this category are for broker's use only. (500)

XA-MLS Input Only. All Questions/Offers/Appointments Call Seller Directly. Sellers represent themselves. MLS4owners is not a party

to the transaction. Seller to close with Ticor. Contact: TeamKate@TicorTitle.com 253-620-1393. Ticor Order# TBA *Minus SO Admin Fee \$400 * See

Additional Broker Remarks * Please send mutual acceptance to sales@mls4owners.com

• **Driving Directions to Property** (200)

*** Please email your driving directions to sales@mls4owners.com, see Step 5 on our List Now page ***

INITIALS:

Seller

Date

Seller

Date

Broker

Date