

# GFC CMLS - Business For Sale - Input Sheet

Property Address



Agent Name:

Date Listed:

Listing # (LN):

**Property ID No. (PIN)**

**NOTE: Obtain the Property ID Number from the Compass Tax Data Program**

**\*List Type (LT)**

<b>ER</b> - Exclusive Right to Sell	<b>EA</b> - Exclusive Agency
<b>ERP</b> - Exclusive Right to Sell with Reserved Prospect	<b>EAP</b> - Exclusive Agency with Reserved Prospect
<b>ERV</b> - Exclusive Right to Sell with Variable Rate Compensation	<b>EAV</b> - Exclusive Agency with Variable Rate Compensation

**Alternate List Type (ALT)**

**LS**- Limited Service                      **EO**- Entry Only

**\*List Date (LD)**            /            /

**\*Expire Date (XD)**            /            /

**\*List Price (LP) \$**

**\*Buyer's Agent Compensation (BAC)**

**B** - Call Listing Broker for bonus information  
**C** - Call Listing Broker for additional commission information

**Compensation Codes (CC)**

**S** - Possible "Short Sale" Call Listing Broker for additional information

**\*List Office (LO)**

**\*List Agent (LA)**

**List Agent 2 (LA2)**

**List Agent 2 Name (LA2N)**

**\*Owner Name (OWN)**

Last Name,            First Name

**Owner Phone (OWNP)**            -            -

**\*Directions (DIR)**

**Description/Layout (DESC)**

**\*Possession/Occup. (POS)**

**Tenant Name(TEN)**

**Tenant Phone(TENP)**            -

**\*Prop.Discl. Y/N(DISC)**

**Address**

**St.Number (STN)**            **\*Street Name (STR)**                      **Street Type (STT)**            **Unit No.(UNO)**            **\*ZIP Code (ZIP-Z4)**  
Ave,Blvd,Cir,Ct,Dr,Ln,Rd,St,etc.

**Complex Name (CMPX)**

**\*Town Number (TOWN)**

**\*Market Area (MAR)**

**Business Name (BUN)**

**\*Zoning (ZN)**

**\*Showing Instructions (S1)**

**Lockbox Description (LBD)**

**Remarks 1 (RM1)**

**Remarks 2 (RM2)**

**Remarks 3 (RM3)**

**Remarks 4 (RM4)**

**Remarks 5 (RM5)**

**Color (CLR)**

**\*Sign Y/N (SGN)**

**\*Internet Y/N (INET)**

*YOU CAN INPUT SPECIAL "INTERNET REMARKS" AT THE END OF THE COMPASS LISTING INPUT PROCESS.*

**Occupied (OCP)**

**O** - Owner

**T** - Tenant

**V** - Vacant

Remarks Lines #4 and #5 will print on all expanded reports except the "SUMMARY PHOTO REPORT"

**[ Note - All field names enclosed in ( ) are searchable , IE: LD=06/01/00+ ]**  
**\*Asterisks indicate mandatory fields.**

Seller's Initials: \_\_\_\_\_  
 \* Seller's Initials: \_\_\_\_\_

Property Address:

<b>Current Use</b> (CUSE)		
<b>Licenses</b> (LIC)		
<b>Terms</b> (TERM)		
<b>Business Age</b> (BUSA)	<b>Inventory Included Y/N</b> (INVINC)	
<b>No. Employees</b> (NOEMP)	<b>Inventory Value</b> (INVVAL) \$	
<b>Seating Capacity</b> (SCAP)	<b>Inventory Value Actual/Estimated A/E</b> (INVCD)	
	<b>Equipment Value</b> (EQPVAL) \$	
	<b>Equipment Value Actual/Estimated A/E</b> (EQPCD)	
<b>R.E. For Sale Y/N</b> (RFSL)	<b>Space Leased Y/N</b> (SPLSD)	
<b>R.E. Includes</b> (REINC)	<b>Lease Years Left</b> (LSYRS)	
<b>R.E. List No.</b> (RELN)	<b>Mo. Lease Amount</b> (MOLSE) \$	
<b>Lot Square Feet</b> (LSQF)	<b>Acres</b> (ACR)	
<b>Frontage Feet</b> (FRNT)	<b>Lot Dimension</b> (LOTDM)	
<b>Total Square Feet of Business</b> (TSQF)	<b>Zoning Description</b> (ZDESC)	
	<b>Conforming Y/N/U</b> (ZCON)	
<b>Square Foot Source</b> (SSQF)	A - Appraiser B - Public Record C - Owner D - Measured E - Approximate	
<b>Number Units</b> (UTS)	<b>Number Restrooms</b> (RSTR)	<b>Max. Floor Load</b> (MFLD)
<b>Number Stories</b> (STO)	<b>Number Docks</b> (DOCK)	<b>Number Tenants</b> (TNTS)
<b>Number Elevators</b> (ELEV)	<b>Number Overhead Doors</b> (OHDR)	<b>Percent Leased</b> (PLSD)
<b>Year Built</b> (YBL)	<b>Ceiling Height</b> (CEIL)	<b>Av. Lease/Sq. Ft.</b> (AVLS)
<b>Parking Spaces Covered</b> (CSPC)	<b>Handicap Modified Y/N</b> (HMOD)	<b>Divisible Y/N</b> (DIV)
<b>Parking Spaces Uncovd.</b> (USPC)	<b>Traffic Count Per Day</b> (TRFC)	<b>Addtl. Space Avail. Y/N</b> (ADSA)
<b>Annual Expenses:</b>		
<b>Insurance Expense</b> (INEX) \$	<b>Management Expense</b> (MGEX) \$	
<b>Maintenance Expense</b> (MTEX) \$	<b>Fuel Expense</b> (FEX) \$	
<b>Electric Expense</b> (ELEX) \$	<b>Water/Sewer Expense</b> (WSEX) \$	
<b>Ann. Lease Expense</b> (ANLSE) \$	<b>Payroll</b> (PYEX) \$	
<b>Other Expense Name</b> (OTNM) \$	<b>Other Expense</b> (OTEX) \$	
<b>Gross Income</b> (GOI) \$	<b>Other Income</b> (OINC) \$	
<b>Operating Expenses</b> (AOE) \$	<b>Net Operating Income</b> (NOI) \$	
<b>Tax Amount</b> (TAX) \$	<b>Assessment</b> (ASMT) \$	<b>Mil Rate</b> (MIL)
Whole dollars only	Use Assessed Value - Do not use Appraised Value	
<b>Tax Year</b> (TY) -		
Year - Year		
<b>*Asterisks indicate mandatory fields.</b>		<b>* Seller's Initials:</b> _____
<b>[Note - All field names enclosed in ( ) are searchable , IE: LD=06/01/00+ ]</b>		<b>Seller's Initials:</b> _____

Property Address:

**CHECK ALL THAT APPLY**

<p><b>CM Ext Feats (CMEF)</b></p> <p>A. FULLY FENCED          B. PARTIALLY FENCED          C. STORAGE BUILDING          D. OUTSIDE STORAGE AREA          E. GUTTERING          F. STORM CELLAR          G. LAWN SPRINKLING          H. UNDERGROUND SPRINKLER          I. DUMPSTER          J. INCINERATOR          K. ROOF SIGN          L. POLE SIGN          M. DOOR SIGN          N. LOAD DOCK/GRADE          O. LOAD DOCK/WELL          P. LEVELERS          Q. DOORS UNDER 10 FT          R. DOORS 10-15 FT          S. DOORS 16-20 FT          T. DOORS OVER 20 FT          Y. SEE REMARKS</p> <p><b>CM Features (CMF)</b></p> <p>A. FREIGHT ELEVATOR          B. GRADE LOADING          C. DOCK HT LOADING          D. RAIL HT LOADING          E. WATERFRONT LOADING          F. PUBLIC RESTROOMS          G. HANDICAP DESIGN          H. WINDOW DISPLAY          I. INTERCOM          J. LIVING SPACE AVAIL.          K. ELEVATOR          L. HOISTS          M. SMOKE ALARM          N. SECURITY ALARM          O. FIRE SPRINKLER          P. EMPLOYEE LOUNGE          Y. SEE REMARKS</p> <p><b>Construction (CNS)</b></p> <p>A. FRAME          B. LOG          C. BLOCK          D. BRICK          E. STONE          F. METAL          G. CONCRETE          H. SEE REMARKS</p>	<p><b>*Cooling (COOL)</b></p> <p>A. HEAT PUMP HT/PMP          B. CENTRAL AIR C/A          C. WINDOW UNIT WIND UNT          D. ZONED          E. WALL-UNIT WALL UNT          F. ATTIC FAN          Y. SEE REMARKS          Z. NONE</p> <p><b>*Documents (DOCS)</b></p> <p>A. LEGAL DESCRIPTION          B. PERCOLATION TEST          C. SUBDIVISION APPROVAL          D. LAND SURVEY          E. AERIAL SURVEY          F. TOPOGRAPHIC SURVEY          G. SOIL SURVEY          H. DRAWINGS          I. BROCHURE          J. APPRAISAL          K. ENV. IMPACT STUDY          L. RECORDED PLAT          M. PLOT PLAN/SURVEY          Y. SEE REMARKS          Z. NONE</p> <p><b>Electricity (ELEC)</b></p> <p>A. 110 VOLTS          B. 220 VOLTS          C. FUSES          D. CIRCUIT BREAKERS          E. 60 AMPS OR LESS          F. 100 AMPS          G. 150 AMPS          H. 200+ AMPS          I. 440 VOLTS          J. THREE PHASE          Y. SEE REMARKS</p> <p><b>Equip.Incl. (EQPI)</b></p> <p>A. DRAFT SYSTEM          B. MIX SYSTEM          C. WALK-IN COOLER          D. WALK-IN FREEZER          E. GRILL          F. ICE MACHINE          G. DISPLAY COOLER          H. DISPLAY FREEZER          I. DISPLAY CASE          J. SCALE          K. MEAT SLICER          L. MUSIC-P/A          M. SHELVING COUNTERS          N. TELEVISION          O. SATELLITE DISH          Y. SEE REMARKS          Z. NONE</p>	<p><b>Flooring (FLOR)</b></p> <p>A. WALL TO WALL CARPET          B. WOOD          C. PARQUET          D. CERAMIC TILE          E. VINYL          F. TILE          G. SLATE          H. CONCRETE          I. PLYWOOD          Y. SEE REMARKS</p> <p><b>*Foundation. (FND)</b></p> <p>A. SLAB          B. PILING          C. WOOD          D. STONE          E. CONCRETE          F. BRICK          G. BLOCK          H. MASONRY          Y. SEE REMARKS          Z. NONE</p> <p><b>*Heating (HEAT)</b></p> <p>A. HEAT PUMP HT/PMP          B. HOT AIR          C. RADIATORS RADATR          D. WALL UNIT(S) WL/UNT          E. BASEBOARDS BASEBRD          F. SPACE HEATER SP/HTR          G. ZONED          H. RADIANT          I. ELECTRIC          J. GAS          K. HOT WATER HT/WTR          L. OIL          M. PROPANE          N. WOOD          O. SOLAR          P. STEAM          Y. SEE REMARKS          Z. NONE</p> <p><b>Location (LOC)</b></p> <p>A. DOWNTOWN          B. URBAN          C. SUBURBAN          D. RURAL          E. PARK          F. SHOPPING MALL          G. STRIP MALL          H. HISTORIC AREA          I. INDUSTRIAL PARK          J. OFFICE PARK          K. HIGHWAY ACCESS          Y. SEE REMARKS</p>	<p><b>Lots Desc. (LTDS)</b></p> <p>A. CORNER          B. WOODED          C. EASEMENTS          D. WATER FRONTAGE          E. GOLF COURSE FRONTAGE          F. LEVEL          G. SLOPING          H. ADDITIONAL LAND AVAIL.          I. FLOOD ZONE          J. VIEWS          K. ZERO LOT LINE          L. CUL DE SAC          M. HORSE PROPERTY          N. FARM          O. SOME WETLANDS          Y. SEE REMARKS</p> <p><b>*Park/Garage (PRKG)</b></p> <p>A. ATTACHED ATT          B. DETACHED DET          C. OFF STREET OFF/ST          D. CARPORT CRPRT          E. RV/BOAT PAD RV/BT PAD          F. UNDER UND          G. STREET          H. RESERVED RSVD          I. PARKING GARAGE          J. UNIT GARAGE          K. SECURITY          L. LOT          M. PAVED          N. UNPAVED          Y. SEE REMARKS          Z. NONE</p> <p><b>*Road Frontage (RFRNT)</b></p> <p>A. CITY STREET          B. STATE ROAD          C. U.S. HIGHWAY          D. INTERSTATE          E. UNIMPROVED          F. PRIVATE          G. CUL-DE-SAC          H. INTERCHANGE          I. PAVED          J. UNPAVED</p>	<p><b>*Roof (ROOF)</b></p> <p>A. ASPHALT SHINGLE ASPHLT          B. WOOD SHINGLE WOOD          C. SLATE          D. TILE          E. SHAKE          F. TAR/GRAVEL TAR/GRAV          G. COMPOSITION COMP          H. RUBBER          I. BUILT UP          J. CONCRETE          K. METAL          L. FIBERGLASS SHINGLES          Y. SEE REMARKS</p> <p><b>Tenant Pays(TNP)</b></p> <p>A. TAXES          B. TAXES OVER BASE          C. HEAT          D. AIR CONDITIONING          E. ELECTRIC          F. SEWER          G. WATER          H. INSURANCE          I. JANITORIAL          J. TRASH SERVICE          K. SNOW REMOVAL          L. PARKING          M. EXPENSES OVER BASE          N. ESCALATOR          Y. SEE REMARKS          Z. NONE</p> <p><b>*Water/Sewer (WTSW)</b></p> <p>A. SEWER          B. SEPTIC          C. CITY WATER          D. PRIV. WATER          E. WELL          F. CESS POOL          G. SEWER FEES          Y. SEE REMARKS</p>
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**VALID LISTING AGREEMENT STATEMENT**

I, the undersigned Broker or Authorized Agent, represent to the Greater Fairfield County Consolidated Multipty Listing Service, Inc. ("GFC CMLS"), its members and cooperating agents, that I have a valid and legally enforceable exclusive right to sell listing agreement, exclusive agency listing agreement, or exclusive right to lease agreement with the owners of the above entitled property. The information contained in the data information sheet is, to the best of my knowledge and belief, true and accurate.

\*Date:

\*Broker or Authorized Agent Signature

**ELECTRONIC LOCKBOX AUTHORIZATION**

As a service to its members, the GFC CMLS, Inc. maintains an electronic lockbox system to facilitate controlled and monitored access to the interior of listed properties by Participants of the GFC CMLS. The Undersigned Owner(s) do, do not authorize the Broker to use the GFC CMLS electronic lockbox system in connection with marketing the Property. Owner(s) acknowledge and agree that they will indemnify and hold harmless the GFC CMLS from all loss, costs and damages that may be suffered by Owner(s) arising from or related to the use of any lockbox on the Property, other than the GFC CMLS electronic lockbox system.

**AUTHORIZATION TO USE MULTIPLE LISTING SERVICE AND DISCLAIMER**

The undersigned Owner(s) authorize and instruct(s) the Broker to submit the information contained herein to the GFC CMLS, Inc., for the purpose of offering the property for sale or lease through its participants during the period specified. This information has been furnished by the Seller and/or other sources and is not guaranteed by the Broker. Owner(s) agree that the information herein is true and correct to his/her/their knowledge. It is understood that there is no contractual relationship between the Owner(s) and the GFC CMLS, Inc. Receipt of a copy of this Property Data Form is acknowledged by owner(s).

Submitted by:

\*Broker or Authorized Agent

\*Owner

Broker or Authorized Agent

Owner

## Internet Remarks

Internet\_RM1 (INET1)

Internet\_RM2 (INET2)

Internet\_RM3 (INET3)

Internet\_RM4 (INET4)

## Addendum Remarks

Addendum\_01 (ADD01)

Addendum\_02 (ADD02)

Addendum\_03 (ADD03)

Addendum\_04 (ADD04)

Addendum\_05 (ADD05)

Addendum\_06 (ADD06)

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