

GARDEN STATE MLS

MULTIPLE LISTING SYSTEM PROPERTY PROFILE SHEET

BUS

BUSINESS

Page 1

ML# (System Assigned) _____

®=A REQUIRED ENTRY

1) ® County #

Cnty# County Name

2) ® Town #

Town# Town Name

3) ® List Price

LP

4) ® Street #

Street#

5) ® Street Name

Street

6) ® Zip

Zip +4

7) Section/Subdiv/Development

Sec

8) Zoning

Zone

9) Realtor.ComZip

R.ComZip

10) Building #

Bld#

11) ® Business Name

BusName

12) Out of County

OC

13) Seller Disclosure Avail.

Yes No

SDA (Choose Only 1)

14) ® GSMLS.COM

Yes No

GS.Com (Must Choose Only 1)

GENERAL INFORMATION

15) ® Total Sq Footage

TotSqFt

16) ® Available Sq Ft

SqFtAvail

17) Business Established

Estab

18) Number of Employees

#Empl

19) ® Number of Lavatories

#Lav

20) Hours of Operation

21) Basement

Yes No

Bas (Choose Only 1)

22) Basement Description

Crawl Space French Drain Slab
 Finished Full Unfinished
 Finished-Partially Partial Unfinished

BasDes (1 Required if Bas = Yes; Choose up to 2)

23) ® Ownership Type

Corporation
 Partnership
 See Remarks
 Sole Proprietorship

OwnType (Must Choose Only 1)

24) ® Business Classification

Distribution/Wholesale
 General Service
 Manufacturing
 Professional Service
 Retail
 See Remarks

BusClass (1 Required; choose up to 3)

25) ® Primary Business Classification

+NOTE: The field; 23) Business Classification; only one selection will fit on some reports. Therefore, you must write in the selection you would want to highlight and appear on this report.

26) Real Estate For Sale

No RE Available
 Yes - Listed Under Commercial
 Yes - Not Listed in MLS

RE/Sale (Choose Only 1)

27) Reason For Sale

Death Personal
 Health Retirement
 Leaving Area See Remarks
 Liquidating

Reason (Choose up to 2)

28) ® Garage Description

Add'l 1/2 Car Garage Finished Garage Oversize Garage
 Assigned Garage Door Opener Pull Down Stairs
 Attached Garage Garage Parking See Remarks
 Built-In Garage Loft Storage Separate Location
 Carport-Attached None Tandem
 Carport-Detached On Site
 Detached Garage On-Street Parking

GarDes (1 Required; choose up to 7)

29) ® Parking/Driveway Description

1 Car Width Circular Dirt Hard Surface On-Street Parking
 2 Car Width Common Driveway-Exclusive Lighting Parking Lot-Exclusive
 Additional Parking Concrete Driveway-Shared None Parking Lot-Shared
 Assigned Concrete Strip Fencing Non-Surfaced Paver Block
 Blacktop Crushed Stone Gravel Off-Street Parking See Remarks

Prk/DrvDesc (1 Required; choose up to 7)

30) Location

Business District Freestanding Industrial Area No Location Rural Area Shopping Center
 Commercial Area Highway Industrial Park Office Building See Remarks Strip Mall Store
 Corner In Shopping Mall Kiosk Residential Area Shared Building

Loc (1 Required; choose up to 2)

31) ® Road Type

4 Way Interchange Interstate
 City/Town Street Main Thorofare
 Corner No Road Type
 County Street Private Road
 In Shopping Mall State Road
 Interchange Turnpike

RdType (1 Required; choose up to 8)

32) ® Documents Available

Aerial Photographs No Documents Available
 Financial Statements See Remarks
 Floor Plans Tax Returns
 Inventory Report
 Investment Analysis
 Leases

Docs (1 Required; choose up to 8)

33) ® Heating

1 Unit Baseboard - Electric Heat Pump Radiators - Steam
 2 Units Baseboard - Hotwater Multi-Zone See Remarks
 3 Units Cent Register Heat No Heat Space Heater
 4 Units Electric Filter Radiant - Electric
 Auxiliary Electric Heat Floor/Wall Heater Radiant - Hot Water
 Baseboard - Cast Iron Forced Hot Air Radiators - Hot Water

Heat (1 Required; choose up to 4)

34) ® Fuel Type

Coal None
 Electric Oil
 Gas-Natural See Remarks
 Gas-Propane Solar
 Kerosene Wood

Fuel (1 Required; choose up to 3)

35) Cooling

1 Unit Attic Fan Elec Air Filter Multi-Zone Cooling
 2 Units Built-In Heatpump See Remarks
 3 Units Ceiling Fan House Exhaust Fan Wall A/C Unit(s)
 4 Units Central Air Humidifier on Furnace Window A/C(s)

Cool (Choose up to 6)

36) ® Utilities

All Underground Gas-Propane
 Electric See Remarks
 Gas In Street
 Gas-Natural

Util (1 Required; choose up to 3)

37) ® Water

Association Water Charge Extra
 Private Well
 Public Water
 See Remarks
 Shared Well

Water (1 Required; choose up to 3)

38) ® Sewer

Association Public Sewer
 Cesspool See Remarks
 Dry Well Septic
 Private Sewer Charge Extra
 Public Available Shared Sewer

Sewer (1 Required; choose up to 3)

39) Services

Cable TV
 Cable TV Available
 Garbage Extra Charge
 Garbage Included

Serv (Choose up to 3)

Owner(s) Initials _____

CONTINUED ON PAGE 2

40) ® Directions

Dir

Red-lined grid for directions input.

41) Client Remarks

CRem

Black-lined grid for client remarks input.

42) Additional Client Remarks

AddCRem

PLEASE NOTE: These remarks will only appear in the FULL REMARKS report or a Custom Report (if included).

Black-lined grid for additional client remarks input.

43) Agent Remarks

ARem

Black-lined grid for agent remarks input.

44) ® Flood Area

- Yes Unknown
 - No
- FldArea (Must Choose Only 1)

45) Flood Insurance

- Yes No
- FldIns (Required if Flood Area = Yes; Choose Only 1)

46) Price Includes

- Business Name
 - Business Phone Numbers
 - Corporate Stock
 - Customer List
 - Franchise Rights
 - Furnishings
 - Goodwill
 - Inventory
 - Inventory Separate
 - Lease
 - Licenses/Permits-Not Included
 - Licenses/Permits-Transfer
 - Licenses/Permits-Transfer Separate
 - Machinery
 - See Remarks
 - Signs
 - Trade Fixtures/Equipment
- PrcIncl (Choose up to 8)

47) Acceptable Financing

- Buyer
 - Cash
 - Lease Option
 - Lease Purchase
 - See Remarks
 - Seller
- AccepFin (Choose up to 3)

48) ® Existing Lease

- 1 Year
 - 2-3 Years
 - 3-5 Years
 - 5 or More Years
 - Consumer Price Index Included
 - Lease Transferable
 - Long Term
 - New Lease Required
 - Percent Lease
 - Renewal Option
 - Rent Escalators
 - See Remarks
 - Seller Does Not Own Building
 - Seller Owns Building
 - Valid Term
- Lease (1 Required; choose up to 8)

49) Income/Expense Source

- Accountant
 - Incomplete
 - Owner
 - See Remarks
 - Tax Returns
- Inc/ExpSrc (Choose up to 3)

50) ® Gross Operating Income

GrOpInc

51) ® Total Operating Expense

TotOpExp

52) ® Net Operating Income

NetOpInc

53) ® Utility Amount

UtilAmt

54) ® Lease Amount/Month

LsAmtMnth

55) Lease Expiration Date

LsExpDate

56) ® Possession

Poss

OFFICE INFORMATION

57) ® Listing Agent ID

LA

58) Co-List Agent ID

CoLA

59) ® List Date

LD

60) ® Expiration Date

XD

61) ® Buyer Broker Comp

BBComp

62) ® Transaction Broker Comp

TBComp

63) ® Sub-Agent Comp

SAComp

64) ® Business Relationship

- Disclosed Dual Agent
 - Seller Agent
 - Transaction Broker
- BusRel (Must Choose Only 1)

65) ® Listing Type

- Corporate Rider
 - Exclusive Agency
 - Exclusive Right To Sell
 - Named Exception
 - Variable Commission
- LType (1 Required; choose up to 4)

66) ® Photo Instructions

- Broker To Provide
 - MLS Take Photo
 - No Photo
 - Not Built
 - Photo Attached
 - Sketch Attached
- PhInst (Must Choose Only 1)

67) ® Show Instructions

- Be Discreet
 - By Appointment-24 Hour Notice
 - Call Listing Office
 - Call Owner
 - Call Tenant
 - Courtesy Call
 - GSMLS Lockbox
 - Key with Listing Office
 - Limited Hours-Call LO
 - Listing Agent to Accompany
 - New Subdivision
 - Not Built
 - Owner is Licensed RE Agent
 - Pet Instructions
 - See Showing Instructions
 - Under Construction
 - Vacant
- Show (1 Required; choose up to 5)

68) ® Sign on Property

- Yes No
- Sign (Must Choose Only 1)

69) Special Show Instructions

Instr (Required if Showing Instructions = See Showing Instructions or Pet Instructions)

70) ® Owners Name

OwnNm

71) Owners Phone

OwnPhn

Seller grants Broker the right to publish any information contained on this form (through the GSMLS). The information has been furnished by the Seller and/or other sources, and is not guaranteed by the Broker or MLS. Age, square feet, etc., and all dimensions are approximate.

Agent ID _____ Agent Name _____ Office Name _____

Broker/Salesperson Sig. _____ Date _____

Owner's Signature _____ Date _____

Owner's Signature _____ Date _____