

# 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 Goodwill Licenses/Permits-Transfer Separate
Business Phone Numbers Inventory Machinery
Corporate Stock Inventory Separate See Remarks
Customer List Lease Signs
Franchise Rights Licenses/Permits-Not Included Trade Fixtures/Equipment
Furnishings Licenses/Permits-Transfer

47) Acceptable Financing

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

48) ® Existing Lease

- 1 Year Long Term Seller Does Not Own Building
2-3 Years New Lease Required Seller Owns Building
3-5 Years Percent Lease Valid Term
5 or More Years Renewal Option
Consumer Price Index Included Rent Escalators
Lease Transferable See Remarks
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 [grid]

51) ® Total Operating Expense

TotOpExp [grid]

52) ® Net Operating Income

NetOpInc [grid]

53) ® Utility Amount

UtilAmt [grid]

54) ® Lease Amount/Month

LsAmtMnth [grid]

55) Lease Expiration Date

LsExpDate [MM/DD/YYYY]

56) ® Possession

Poss [grid]

OFFICE INFORMATION

57) ® Listing Agent ID

LA [grid]

58) Co-List Agent ID

CoLA [grid]

59) ® List Date

LD [MM/DD/YYYY]

60) ® Expiration Date

XD [MM/DD/YYYY]

61) ® Buyer Broker Comp

BBComp [grid]

62) ® Transaction Broker Comp

TBComp [grid]

63) ® Sub-Agent Comp

SAComp [grid]

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 Not Built MLS Take Photo Photo Attached No Photo 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) [grid]

70) ® Owners Name

OwnNm [grid]

71) Owners Phone

OwnPhn [grid]

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