Multiple Listing Service of the Memphis Area Association of REALTORS®

CATEGORY 4 - COMMERCIAL/INDUSTRIAL

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4	
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6/2009

**SEE REVERSE SIDE FOR FEATURES** 

All properties are posted on the Internet unless the MLS Department is notified by the listing broker. Keywords: Fill in the boxes for each keyword. Shading denotes required entries for Adding a Listing. MLS Number: Category: 4 (COM) **Expiration Date:** List Price: Listing Date: Month Day Year Month Day Year **Short Sale** Normal Sale Sales Type: Bank-Owned/Foreclosure Corporate-Owned/Relocation Relocation Map County: Parcel ID: MLS Map#: Coordinate: Will autofill if property is in public record Address: Pre-Direction (N, S, E, W) Number Pre-Direction (N, S, E, W) Street Name Suffix: Unit# Zip Code: City: Handy Map: For Appt. Call: Co-Listing Agent Code: Listing Agent Code: Commission: (Only one entry is required) Commission to Buyer's Agent: Commission to Sub-Agent: Commission to Transaction Broker: 1. Full Service Listing
2. Limited Service Listing
3. Entry Only Listing 1. Take Photo (Add'l Charge) 2. No Photo 3. Photo Submitted 4. 9/Int/Ext Photos Exclusive Right to Sell
 Exclusive Agency Take Photo: Variable Commission\* (Y/N): Listin
\*A Variable Commission rate exists if the seller has Listing Type: Service Type: agreed to a lesser amount of gross commission if property is sold by the listing broker or seller.) Showing Service ID: Virtual Tour Link: DIRECTIONS (Do Not Enter Contact Info.) Trade/Business Name: Zoning: # of Buildings: # of Stories: # of Offices: # of Rest Rooms: PROPERTY DESCRIPTION Land Sq. Feet: Improved Sq. Feet: Leasable Sq. Feet: Road Frontage: Dock Floor Height: Year Built: **Gross Potential Annual Rent: Actual Annual Rent:** Percent Occupancy: Average Annual Utilities: Annual Insurance Expenses: Annual Miscellaneous Income: Annual Operating Expenses: Annual Land Lease Payment: If your listing is to be loaded by MLS Staff, by leaving keywords blank you are authorizing staff to load these keywords with information from MAARdata MAARdata Information: Lot Size: Legal Subdivision: **Annual County Tax:** Annual City Tax: Lot #: REALTOR REMARKS PUBLIC REMARKS
(Do Not Enter Contact Info.) 1. Run Ad Until Cancelled 2. No Ad or Cancel Ad HFS Mag. Ad.: NOTE: Public Remarks will auto-fill Ad with an option to modify. HFS Overlay (Optional): Allow Internet Display: (Y/N)

## CATEGORY 4 - COMMERCIAL/INDUSTRIAL Page 2 of 2

FEATURES: (R)'s denote required feature groups

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1. TYPE OF PROPERTY (R) 1. Commercial	7.TRUCK LOADING DOOR HEIGHT (R) 1. Less than 6'	13. MISCELLANEOUS	18. HOT WATER (R) 1. Electric Hot Water	22. POSS/LEASE (R) (R) POSSESSION
2. Office	2 6' 9 9'	Security System     Sprinkler System	2. Gas Hot Water	1. Possession Negotiable
3. Light Industrial/Manufacturing	2. 0 - 0.5 3. 9' - 12.0' 4. 13' - 15.9'	3. Conveyor(s)	Bottle Gas Hot Water     Solar Hot Water	2. Possession At Closing
4. Heavy Industrial/Manufacturing 5. Recreational	4. 13 - 15.9 5. 21' or More	4. Elevator(s) 5. Freight Elevator(s)	5. Individual System	3. Tennant's Rights 4. 30 Days or Less
6. Warehousing	NUMBER OF LOADING DOORS	6. Loading Dock(s)	6. House System (R) WATER & SEWER	4. 30 Days or Less 5. 30 Days or More
7. Religious Facility 8. Other (See REMARKS)	7. No Truck Door 8. 1 - 3 Doors	7. Roof Sign 8. Pole Sign	7. Public Water	6. Specific Date 7. Equitable Interest Ownership (Call LA)
	9. 4 - 6 Doors	9. Fixtures	8. Public Water Available	(R) Type of Lease
2.TYPE USAGE (R) 1. Retail	10. 7 - 10 Doors 11. 11 or More Doors	10. Furniture 11. Paneling	9. Well 10. Public Sewer	8. Month to Month 9. 1 - 5 Years
2. Wholesale		12. Compressor(s)	11. Public Sewer Available	10. 5 - 10 Years
3. Office 4. Office Condo	8. AVERAGE CEILING HEIGHT (R) 1. Less Than 8'	13. Fuel Pump(s) 14. Display Window(s)	12. Septic Tank 13. Other (Call LA)	11. 10 or More Years 12. Percentage Lease
5. Food Service	2. 8' - 10.9'	15. Telephone System	14. Other (See REMARKS)	13. Lease w/Option
6. Auto Service 7. Mini Storage	3. 11' - 12.9' 4. 13' - 15.9'	16. License Included 17. Rest Rooms	19. INFORMATION AVAILABLE (R)	14. Lease w/Escalation
8. Warehouse	5. 16' - 20.9'	18. 220 Volt Power	1. Appraisal	15. Other (Call LA) 16. Other (See REMARKS)
9. Industrial	6. 21' - 30.9' 7. 31' - More	19. 440 Volt Power	Investment Analysis     Operating Expense Report Available	22 EVICTING FINANCING (D)
10. Medical 11. Historical		20. Fire Sprinklers 21. Inventory Included	4. Tax Info Available	23. EXISTING FINANCING (R) 1. Conventional Fixed
12. Franchise	9. SEATING CAPACITY	22. Recreation Facilities	5. Information Limited	2. Conventional Adjustable
13. Building Trade/Supplies 14. Special Purpose	1. 1 - 10 2. 11 - 25	23. Inside Storage 24. Outside Storage	6. Corporate Approval Needed 7. Survey	FHA/VA     Negative Amortization
15. Other (See REMARKS)	3. 26 - 50	25. Traffic Court Available	8. Plat	5. Private/Owner
3. SALE INCLUDES (R)	4. 51 - 75 5. 76 - 100	26. Boat Dock	9. Brochure 10. Leases	6. Balloon 7. 2+ Mortgages
1. Building and Land	6. 101 - 150	27. Railroad Siding 28. Living Space Available	11. Rent Roll	8. Wrap Mortgage
2. Building Only	7. 151 - 200 8. 201 - 299	29. Fenced	12. Floor Plans	9. Clear
3. All Furnishings 4. Some Furnishings	8. 201 - 299 9. 300 - 399	30. Outside Lighting 31. Franchise Fee	13. Notes/Deeds 14. Profit/Loss Statement	10. TVA Loan 11. Land Lease
5. No Furnishings	10. 400 - 499	32. Historic District	15. Other (See REMARKS)	12. Graduated
6. All Equipment 7. Some Equipment	11. 500 - 750 12. 751 - 1000	14. RELIGIOUS AMENITIES	20. TENANT PAYS (R)	13. Low Interest Government 14. Other (See REMARKS)
8. No Equipment	13. 1000 or More	1. Choir Room	1. All Utilities	,
9. All Appliances 10. Some Appliances	10. CONSTRUCTION (R)	2. Choir Loft 3. Kitchen	2. Heat 3. Water/Sewer	24. NEW FINANCING (R) 1. Conventional
11. No Appliances	1. Brick	4. Nursery	4. Electricity 5. Outside Lighting	2. FHA/VA
12. Franchise Rights	Brick/Veneer     Wood/Composition	5. Fellowship Hall	5. Outside Lighting 6. Janitorial Services	3. Assumption
13. Signage 14. Business Name	4. Aluminum/Steel Siding	6. Chapel 7. Pews	7. Common Area Maintenance	4. Wrap 5. Cash Only
	5. Vinyl Siding	8. Baptismal	8. Trash Removal	6. Exchange
4. LOCATION (R) 1. Corner	6. Stone 7. Stucco	9. Organ/Plano 19. Gymnasium	9. Outside Repairs 10. Inside Repairs	7. Private 8. Owner
2. Industrial Park	8. Masonry/Block	•	11. Taxes	9. Installer Sale
3. Office Park 4. Office Building	9. Shake/Shingle 10. Asbestos	15. FLOORS (R) 1. Parquet	12. Fire Insurance 13. Glass Insurance	TERMS 10. Owner Occ-Will Vacate
5. Strip Center	11. Storm Window(s)	2. Hardood	14. Liability Insurance	11. Owner Occ-Lease Back
6. Shopping Center 7. Free Standing	12. Energy Features (R) CONDITIONS OF IMPROVEMENTS	3. Tile	15. Other (See REMARKS)	12. Land Lease
8. City	13. Fair	4. Vinyl 5. Partial Carpet	21. OPERATING EXPENSES INCLUDE	13. Participation 14. Split Funding
9. Rural	14. Good	6. W/W Carpet	NOTE: Refers to Annual Operating	15. Other (Call LA)
10. Other (See REMARKS)	15. Very Good 16. Excellent	7. Other Flooring 8. Other (See REMARKS)	Expenses in Key Word  1. Accounting/Legal	25. SHOWING INSTRUCTIONS (R)
5. ROAD FRONTAGE (R)	17. Needs Repair		2. Advising/Licenses/Permits	1. Appointment Only
1. Interstate 2. U.S. Highway	18. Under Construction 19. Remodeled	16. HEATING SYSTEM (R) 1. Central	Property Insurance     Property Maintenance	Key Box     Advance Notice Required
3. State/County Road		2. Gas	5. Payroll	4. Call LA
4. City Street 5. Service Road	11. ROOF (R)	3. Electric 4. Heat Pump	6. Taxes-Personal Property 7. Taxes/Real Estate	5. Vacant 6. Restricted Hours
6. Private	1. Build-Up	5. Solar	8. Repair & Maintenance	7. LA Must Meet
7. Other (See REMARKS)	Composition Shingles     Heavy Composition	6. Hot Water/Steam 7. Floor Furnace	9. Services (ALL) 10. Supplies	8. Listing Agent to Hold Earnest Money 9. Preclude (Forbid) Showings and
6. PARKING FACILITY (R)	4. Metal	8. Baseboard	11. Utilities	Direct Negotiations With the Selle
1. Asphalt/Blacktop	5. Shingle/Shake 6. Slate	9. Wall Heat	12. Reserve For Replacement 13. Business Insurance	•
2. Concrete 3. Gravel	7. Roll	10. Space Heater 11. Bottled Gas	14. Janitorial Service	
4. Offsite/Street	8. Tile	12. Individual Systems	15. Miscellaneous	
5. Attached 6. Detatched	9. Pitched 10. Flat	13. House System 14. Other (Call LA)		
7. Underground	11. Other (Call LA)	15. Other (See REMARKS)		
8. Covered	12. FOUNDATION (R)	17 COOLING SYSTEM (P)		
9. Enclosed 10. Secured	1. Slab	17. COOLING SYSTEM (R) 1. Central Cooling		
11. Assigned	2. Conventional/Crawl Space 3. Raised	2. Gas Cooling		
12. 1 - 15 Spaces 13. 16-30 Spaces	4. Partial Basement	3. Electric Cooling 4. Bottle Gas Cooling		
14. 31 - 75 Spaces	5. Full Basement	5. 1 Window Unit/Unit		
15. 76 or More Spaces	6. Finished Basement 7. Unfinished Basement	6. 2+ Window Units/Unit 7. Attic Fan		
	8. Walk-Out Basement	8. 220 Wiring		
	9. Storage Area 10. Maintenance Area	9. None 10. Evaporative		
	11. Fallout Shelter	11. Heat Pump 12. Individual Cooling		
	12. Other (Call LA)	12. Individual Cooling 13. House Cooling		
		14. Other (Call LA)		
		15. Other (See REMARKS)		

PENDING INFORMATION:	Closing Sale Price: Sale: Sale:	$\overline{\Box}$
Pending Contract Date:	Month Day Year (FHA, VA, Conv, Assum, Cash, Ow	vner
	Selling Agent Code:  Co-Selling Agent Code:	
Month Day Year	Dollar Amount of Seller Contribution Sold (Including Discount Points): Square Feet:	6/2009