

COMMERCIAL PROPERTY INFORMATION WORKSHEET

WHEN DID THE SELLER ACQUIRE THE PROPERTY? _____

WHAT WAS THE SELLER'S PURCHASE PRICE? _____

WHAT IS THE GROSS INCOME? (When possible, furnish operating statements) _____

WHAT ARE THE EXPENSES? _____

Central heat and cooling? _____

Meters? _____

DESCRIBE LOCAL COMPETITION _____

WHAT IS THE EXPERIENCE OF THE CURRENT BUYER IN THIS TYPE OF BUSINESS? _____

DESCRIBE POSSIBLE HAZARDS (Asbestos, toxins, gas storage tanks, etc.) _____

LIST AGE, SIZE, AND CONDITION OF BUILDINGS _____

DESCRIBE ALTERNATIVE USES OF THE PROPERTIES _____

WHAT IS THE PRESENT ZONING _____

DESCRIBE OFF- STREET PARKING _____

DESCRIBE PROPERTIES ON EACH SIDE OF THE SUBJECT AND PROPERTIES ACROSS THE STREET _____

PROVIDE INFORMATION ABOUT THE MARKET, (e.g., vacancy factors, rent levels, etc.) _____

DESCRIBE THE ECONOMIC CONDITIONS OF THE AREA _____

WHERE APPLICABLE, BREAK SOWN SALE PRICE _____

Goodwill _____

Non-compete agreements _____

Inventories _____

Real Estate _____