Commercial Lease/Sale - Commercial Land

Instructions:

Tip: To use a fillable PDF form, open the form from the Resource Center. Save the form to your computer, and close the tab in your browser. Open the saved form using a PDF reader program and you'll then be able to enter your listing details. Be sure to save your changes before closing the form!

Start Listing

! Property Subtype	! Status	! Active Date	
☐ Commercial Land	☐ Active ☐ Coming Soon		

! Tax Legal Description

! Current Use

☐ Agricultural ☐ Arts/Creative ☐ Automotive ☐ Commercial ☐ Construction ☐ Day Care ☐ Education ☐ Event Space
☐ Food Service ☐ Industrial ☐ Livestock ☐ Live-Work/Mixed-Use/Flex ☐ Manufacturing ☐ Medical/Dental ☐ Mining ☐ Multi-Family
☐ Office ☐ Oil & Gas Extraction ☐ Place of Worship ☐ Quarrying ☐ Recreational ☐ Residential ☐ Restaurant ☐ Retail
☐ Subdevelopment ☐ Subdivision ☐ Transportation ☐ Utilities ☐ Warehouse ☐ Waste Management

Agent Info

! List Agent MLSID / Name / Office

CoList Agent MLSID / Name / Office

Listing Dates & Conditions

! Expiration Date	Price	Listing Terms
		☐ Owner Will Carry ☐ Price TBD

Sale Type Commercial Sale Only
☐ Either ☐ Investment ☐ Owner/User

Existing Lease Type Commercial Lease Only
☐ Gross ☐ Ground ☐ Modified Gross ☐ Net ☐ NN ☐ NNN

Quoted Per Commercial Lease Only
☐ Per Month ☐ Per SqFt / Month ☐ Per SqFt / Year ☐ Per Year

Operating Expense Commercial Lease Only

CAM/Operating Fees Commercial Lease Only
☐ Fixed Amount ☐ Variable Amount

Occupant Type
☐ Owner ☐ Tenant (Multiple) ☐ Tenant (Single) ☐ Vacant

Lease Option Commercial Sale Only

Lease Considered?	Lease Amount	Lease Quoted Per
☐ Yes ☐ No		☐ Per Day ☐ Per Month ☐ Per SqFt / Month ☐ Per SqFt / Year ☐ Per Week ☐ Per Year

Existing Lease Type
☐ Gross ☐ Ground ☐ Modified Gross ☐ Net ☐ NN ☐ NNN

Compensation

CO-OP Compensation & Type The MLS does not fix, suggest, control, or set commissions. The offer of commission is between Participants and is always negotiable

Compensation

! Dual Variable Compensation	! Submitted Prospect	
☐ Yes ☐ No	☐ Yes ☐ No	

Showing Info

Showing Phone	Showing Email	No Showings Until

Is there a recording device(s) at the property?
☐ Audio and/or Voice Recording Inside ☐ Audio and/or Voice Recording Outside ☐ Camera(s) Inside ☐ Camera(s) Outside

Showing Notes (1200 char)

Marketing

! Internet Entire Listing Display?	Internet Address Display?	
☐ Yes ☐ No	☐ Yes ☐ No	

In the MLS, Also Market As
☐ Business Opportunity ☐ Commercial Lease ☐ Commercial Sale ☐ Farm ☐ Land ☐ Residential ☐ Residential Income ☐ Residential Lease

Internet Automation Valuation Display?	Internet Consumer Comment?	
☐ Yes ☐ No	☐ Yes ☐ No	

Attribution Contact Type
☐ Both ListAgent Email Phone ☐ Both Office Email Phone ☐ Listing Agent Email
☐ Listing Agent Phone ☐ Office Email ☐ Office Phone

Financials Commercial Sale Only

! Cap Rate	Cap Rate Calculation	Gross Income	Operating Expense

Actual Annual Net Income	Projected Gross Income	Projected Annual Expense	Projected Annual Net Income

Operating Expense Includes
☐ Accounting ☐ Advertising ☐ Association ☐ Cable TV ☐ Insurance ☐ Internet ☐ Maintenance ☐ Personal Property Tax
☐ Professional Management ☐ Real Estate Tax ☐ Staff ☐ Utilities ☐ Workmans Compensation

Address & Legal

! County	Street Address		

! City	! ZIP Code	! State	Unit / Building #

! Parcel Number	Tax Annual Amount	Tax Year	Tax Exemptions

Address & Legal

Metro District Website	

Location Description

! Zoning		**Building (Complex) Name**	
Distance To Bus	**Distance To Light Rail**	**Distance To Other Transit**	

Site

! Lot Size Area	**! Lot Size Measurement** ☐ Acres ☐ Square Feet	**Setbacks**

Lot Features

☐ Borders National Forest ☐ Borders Public Land ☐ Corner Lot ☐ Ditch ☐ Fire Mitigation ☐ Foothills ☐ Greenbelt
☐ Historical District ☐ Infill ☐ Irrigated ☐ Landscaped ☐ Level ☐ Master Planned ☐ Meadow ☐ Mountainous
☐ Near Public Transit ☐ Near Ski Area ☐ On Golf Course ☐ Open Space ☐ Protected Watershed ☐ Rock Outcropping
☐ Rolling Slope ☐ Secluded ☐ Shovel Ready ☐ Sloped ☐ Spring ☐ Sprinklers In Front ☐ Sprinklers In Rear ☐ Steep Slope
☐ Subdividable ☐ Suitable For Grazing ☐ Wetlands

Adjacent Use

☐ Agricultural ☐ Automotive ☐ Commercial ☐ Conservation ☐ Construction ☐ Industrial ☐ Livestock ☐ Live-Work/Mixed-Use/Flex
☐ Manufacturing ☐ Mining ☐ Multi-Family ☐ Office ☐ Oil & Gas Extraction ☐ Quarrying ☐ Recreational ☐ Residential ☐ Retail
☐ Subdevelopment ☐ Subdivision ☐ Transportation ☐ Utilities ☐ Warehouse ☐ Waste Management

Road Surface Type

☐ Alley Paved ☐ Dirt ☐ Gravel ☐ None ☐ Paved

Road Frontage (Access) Type

☐ Easement ☐ None ☐ Private Road ☐ Public Road ☐ Seasonal ☐ Shared ☐ Year Round

Road Responsibility

☐ Private Maintained Road ☐ Public Maintained Road ☐ Road Maintenance Agreement

Water & Utilities

! Water Included (Available) ☐ Yes ☐ No	**Water Source** ☐ Agriculture/Ditch Water ☐ Cistern ☐ Private ☐ Public ☐ Shared Well ☐ Spring ☐ Well		
Well Type ☐ Commercial ☐ Community ☐ Irrigation ☐ Not Drilled ☐ Not Operational ☐ Operational ☐ Private ☐ Sub-Area Augmentation		**Well Usage** ☐ Commercial ☐ Domestic ☐ Household Inside Only ☐ Household w/Irrigation ☐ Household w/Livestock ☐ Other	
Issued Well Permit #	**Water Tap Paid** ☐ Yes ☐ No	**Water Tap Fee**	**Sewer Tap** ☐ Yes ☐ No
Sewer Tap Fee	**Gas Tap Paid** ☐ Yes ☐ No	**Gas Tap Fee**	
! Sewer ☐ Community ☐ Holding Tank ☐ Public Sewer ☐ Septic Tank			

Water & Utilities

Irrigation Source

☐ Ditch ☐ Flood ☐ Gated Pipe ☐ Sprinkler-Pivot ☐ Sprinkler-Side Roll ☐ Sprinkler-Traveling

Utilities

☐ Cable Available ☐ Electricity Available ☐ Electricity Connected ☐ Electricity Not Available ☐ Electricity To Lot Line
☐ Internet Access (Wired) ☐ Natural Gas Available ☐ Natural Gas Connected ☐ Natural Gas Not Available ☐ Off Grid
☐ Phone Available ☐ Phone Connected ☐ Propane ☐ Sewer Connected

Electric

☐ 110V ☐ 220 Volts ☐ 440 Volts ☐ Phase 3 ☐ Single Phase

Water/Mineral Rights

☐ Mineral Rights ☐ Oil & Gas Rights
☐ Seller Retains Mineral Rights ☐ Seller Retains Water Rights
☐ Water Rights

Green Features (Commercial Sale Only)

Green Verification Type	Verification Rating	Verification Year	Verification Metric
☐ LEED	☐ Bronze ☐ Emerald ☐ Gold ☐ Platinum ☐ Silver		
Green Verification Type	**Verification Rating**	**Verification Year**	**Verification Metric**
☐ LEED	☐ Bronze ☐ Emerald ☐ Gold ☐ Platinum ☐ Silver		

Current Financing

☐ Power Purchase Agreement

Power Production Type	Size (kW)	Year Install	Ownership	Lease/Purchase Agree Amt
☐ Photovoltaics ☐ Solar Thermal ☐ Wind			☐ Lease to Own ☐ Seller Owned ☐ Third Party Owned	
Power Production Type	**Size (kW)**	**Year Install**	**Ownership**	**Lease/Purchase Agree Amt**
☐ Photovoltaics ☐ Solar Thermal ☐ Wind			☐ Lease to Own ☐ Seller Owned ☐ Third Party Owned	

Green Energy Efficient

☐ Appliances ☐ Construction ☐ Doors ☐ Exposure/Shade ☐ HVAC ☐ Insulation ☐ Lighting ☐ Roof ☐ Thermostat
☐ Water Heater ☐ Windows

Remarks

Public Remarks (2000 char)

Remarks

Private Remarks (2000 char)

Directions (1024 char)

Exclusions (1024 char)

Title Company

Contract Earnest Check To	**Contact Min Earnest ($)**

Possession

☐ Close Plus 1 Day ☐ Close Plus 2 Days ☐ Close Plus 3 Days ☐ Close Plus 3 to 5 Days ☐ Close Plus 30 Days
☐ Close Plus 30 to 60 Days ☐ Close Plus 45 Days ☐ Close Plus 5 to 30 Days ☐ Close Plus 60 to 90 Days ☐ Closing/DOD
☐ Immediately ☐ Negotiable ☐ Other ☐ Rental Agreement ☐ See Remarks ☐ Seller Rent Back ☐ Subject To Tenant Rights

Documents Available

☐ Architectural Plans ☐ Building Plans ☐ Condo Docs ☐ Drainage Study ☐ Easements ☐ Engineering ☐ Feasibility
☐ HOA Docs Available ☐ Lead Based Paint ☐ Leases ☐ Legal Description ☐ License Included ☐ Location Map ☐ Mineral
☐ Mining Claim ☐ P and L Available ☐ Perc Test ☐ Phase 1 Environmental Site Assessment ☐ Plat ☐ Profit/Loss Statement
☐ Rental Average ☐ Septic Report ☐ Soil Report ☐ Special Use Permit ☐ Survey ☐ Topography Map ☐ Utility Average
☐ Well Permit