

# 5 – Commercial



Required fields in **BLUE** with ▲

## Salesman Information

**Salesman ID** ▲ \_\_\_\_\_ **Co-Listing ID** \_\_\_\_\_

## General Information

**List Price** ▲ List Price is not applicable to Commercial. See the Offered For field on the Long Form (second page of Add/Edit - Page 2 of this form)

**List Date** ▲ \_\_\_\_\_

**Expiration Date** ▲ \_\_\_\_\_

## Property Location

**County** ▲  
 El Paso     Teller     Douglas  
 Chaffee     Custer     Elbert  
 Fremont     Lincoln     Park  
 Pueblo     Other

**Schedule Number** ▲ \_\_\_\_\_

**Sub Area** ▲ \_\_\_\_\_

**Street Number** \_\_\_\_\_

**Street Direction**  E  N  S  W

**Street Name** ▲ \_\_\_\_\_

**Street Type (Select 1)**  
 Alley     Avenue     Blvd.  
 Circle     Court     Cove  
 Drive     Grove     Heights  
 Highway     Lane     Loop  
 Parkway     Path     Place  
 Plaza     Point     Road  
 Square     Street     Terrace  
 Trail     View     Way

**Unit Number** \_\_\_\_\_

**City** ▲ \_\_\_\_\_

**State** ▲  Colorado

**Zip Code** ▲ \_\_\_\_\_

**Zip 4** \_\_\_\_\_

**Zoning** ▲ \_\_\_\_\_

**Zoning Entity** ▲  
 Calhan     Colorado Springs  
 Cripple Creek     Custer  
 Divide     Douglas County  
 El Paso County     Elbert County  
 Fountain     Fremont  
 Hugo     Limon  
 Lincoln County     Manitou Springs  
 Monument     Not Available  
 Palmer Lake     Park County  
 Pueblo     Simla  
 Teller County     Victor  
 Woodland Park

## Electronic and Media

**Photographer Photo** ▲ (Select 1)  
 REALTOR Submitted     Yes, Charge \$15.00

**Display Listing on VOW** ▲  Yes  No  
**Electronic Advertising (IDX)** ▲  All  None  
**Display Address on Internet**  Yes  No  
**Display w/ Public Comments/Blog** ▲  Yes  No  
**Display w/ Public Auto Valuation** ▲  Yes  No

## Additional Property Location Information

**TCR Area** ▲ (Select 1)  
 Central Business District (CBD)  
 Central Business District- Fringe (CBDF)  
 East (EAST)     Northeast (NE)     North (NTH)  
 Northwest (NW)     Other (OTH)     Southeast (SE)  
 Southwest (SW)     West (WEST)

## Instructions for Coop

**Show/Agent Remarks** (512 characters) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Incentives (75 characters) \_\_\_\_\_

Appointment Contact ▲ (75 characters) \_\_\_\_\_

**Commission**

Coop Trans Broker ▲ \_\_\_\$ \_\_\_% \_\_\_None

TB Comp Amount \_\_\_\_\_

Coop Buyer Agent ▲ \_\_\_\$ \_\_\_% \_\_\_None

BA Comp Amount \_\_\_\_\_

Type of Listing Agreement ▲

Service Level ▲

- \_\_\_ Exclusive Right to Sell-Lease Exchange
- \_\_\_ Exclusive Right to Sell-Lease-Exchange-Named Prospect Exempt
- \_\_\_ Exclusive Agency

- \_\_\_ Limited Services
- \_\_\_ Full Service
- \_\_\_ Entry Only

Variable Rate Commission ▲ \_\_\_ Yes \_\_\_ No

**Offers**

Offered For ▲ (Select 1)

- \_\_\_ Investment
- \_\_\_ Lease
- \_\_\_ Sale

Sales Price High \$ \_\_\_\_\_

Sales Price Low \$ \_\_\_\_\_

Sale Sq. Ft. Allowance \_\_\_\_\_

Sale Interior Finish (Select 1)

- \_\_\_ Allowance
- \_\_\_ Finished
- \_\_\_ No Allowance
- \_\_\_ None
- \_\_\_ Office Finish
- \_\_\_ Other
- \_\_\_ Standard Finish
- \_\_\_ Unfinished
- \_\_\_ See Show/Agent Remarks

Lease Rate High \$ \_\_\_\_\_

Lease Rate Low \$ \_\_\_\_\_

Lease Rate Per (Select 1)

- \_\_\_ Acre
- \_\_\_ Month
- \_\_\_ Sq. Ft.
- \_\_\_ Year

NNN \$ \_\_\_\_\_

Lease SqFt Allowance \_\_\_\_\_

Lease Interior Finish (Select 1)

- \_\_\_ Allowance
- \_\_\_ Finished
- \_\_\_ No Allowance
- \_\_\_ None
- \_\_\_ Office Finish
- \_\_\_ Other
- \_\_\_ Standard Finish
- \_\_\_ Unfinished
- \_\_\_ See Show/Agent Remarks

Lease Type (Select 1)

- \_\_\_ Gross
- \_\_\_ NNN
- \_\_\_ None
- \_\_\_ Other
- \_\_\_ Percent
- \_\_\_ See Show/Agent Remarks

Terms Offered ▲

- \_\_\_ Bond
- \_\_\_ Cash
- \_\_\_ Conventional
- \_\_\_ CTL/Qualify
- \_\_\_ FHA
- \_\_\_ FHA403k
- \_\_\_ Lease/Option
- \_\_\_ Other
- \_\_\_ Owner Carry
- \_\_\_ Trade/Exchange
- \_\_\_ VA
- \_\_\_ VA Vendee
- \_\_\_ See Show/Agent Remarks

Possession Terms ▲ (Select 1)

- \_\_\_ Buyer Rent
- \_\_\_ DOD
- \_\_\_ DOD + Days
- \_\_\_ Negotiable/TBD
- \_\_\_ Seller Rent
- \_\_\_ Sub. Tenant
- \_\_\_ See Show/Agent Remarks

Closing/Title Company

*If selection is not in the computer, contact the RSC office at 635-5040*

Earnest Money \$ \_\_\_\_\_

Earnest Money Holder

EM Promissory Note Acceptable \_\_\_NA \_\_\_Yes \_\_\_No

Exclusions

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Extras

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Financials**

**Assumable** ▲  Yes  No

**Assumption Information**

Escalate  Fee  None  
 Other  Private  Substitution Required  
 See Show/Agent Remarks

**Existing Loan**  NA  Yes  No

**Loan Balance** \$ \_\_\_\_\_

**Payment** \$ \_\_\_\_\_

**Interest** \_\_\_\_\_%

**Scheduled Gross Income** \$ \_\_\_\_\_

**Tax** \_\_\_\_\_

**Special District**  NA  Yes  No

**NOI** \_\_\_\_\_

**Lot Information**

**Total Available Acres** ▲ \_\_\_\_\_

**Minimum Available Acres** \_\_\_\_\_

**Max Contiguous Acres** \_\_\_\_\_

**Divisible Acres**  NA  Yes  No

**Total Available Lot SqFt** \_\_\_\_\_

**Minimum Available Lot SqFt** \_\_\_\_\_

**Max Contiguous Lot SqFt** \_\_\_\_\_

**Divisible Lot SqFt**  NA  Yes  No

**Land Usage (Select 1)**

**Street Description/Access**

Industrial  Mixed Use  Multi-Family  
 Office Bldg.  Retail  Single Family  
 Warehouse/Storage

City/Town Road  County Road  Driveway  
 Easement  Gravel  Highway  
 Maint. Agreement  None  Other  
 Paved  Private Road  
 See Property Description Remarks

**Legal Description** ▲

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Directions/Cross Streets** ▲ \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Property Description**

**Total Available Vacant Space** \_\_\_\_\_

**Minimum Available Vacant Space** \_\_\_\_\_

**Max Contiguous Vacant Space** \_\_\_\_\_

**Divisible Vacant Space**  NA  Yes  No

**Unit 1 Total SqFt** \_\_\_\_\_

**Unit 1 Minimum Available SqFt** \_\_\_\_\_

**Unit 1 Max Contiguous Sq. Ft.** \_\_\_\_\_

**Unit 1 Divisible SqFt**  NA  Yes  No

**Unit 2 Total SqFt** \_\_\_\_\_

**Unit 2 Minimum Available SqFt** \_\_\_\_\_

**Unit 2 Max Contiguous SqFt** \_\_\_\_\_

**Unit 2 Divisible SqFt**  NA  Yes  No

**Unit 3 Total SqFt** \_\_\_\_\_

**Unit 3 Minimum Available SqFt** \_\_\_\_\_

**Unit 3 Max Contiguous SqFt** \_\_\_\_\_

**Unit 3 Divisible SqFt**  NA  Yes  No

**Bldg Available SqFt** ▲ \_\_\_\_\_

**Bldg Minimum Available SqFt** \_\_\_\_\_

**Bldg Max Contiguous SqFt** \_\_\_\_\_

**Total Building SqFt Divisible**  NA  Yes  No

**Total # of Units** ▲ \_\_\_\_\_

**Bldg Square Foot Source**

Appraisal  Assessor Records  
 Builder Marketing Material  Building Plans  
 Owner Measured  Plat Map  
 REALTOR Measured  Vendor Public Records

**Type of Property** ▲ (Select 1)

Campground  Hotel  Industrial  
 Land  Mixed Use  Mobile Home Park  
 Motel  Office Bldg.  Other  
 Retail  Warehouse/Storage

**Industrial Type**

Distribution  General  Manufacturing  
 R&D

**Construction Year** \_\_\_\_\_

**Stories** \_\_\_\_\_

**Sprinklers**  NA  Yes  No

**Use** \_\_\_\_\_

**Anchor** \_\_\_\_\_

**SIC Code** \_\_\_\_\_

**Retail Type**

Free Standing Bldg.  Mall  Retail Pad  
 Strip Center

**Clear Ceiling Height** \_\_\_\_\_

**Parking Spaces** \_\_\_\_\_

**Office Class (Select 1)**  A  B  C

**Building/Property Name**  
\_\_\_\_\_

**NAICS Code** \_\_\_\_\_

**Other Information**

**Dock Hi Overhead Door**  NA  Yes  No

**Height of Highest Door** \_\_\_\_\_

**Outside Storage**  NA  Yes  No

**Rail Available**  NA  Yes  No

**Rights for Sale (Select 1)**

Mineral Rights  None  Other

Water Rights  See Show/Agent Remarks

**Drive In Overhead Door**  NA  Yes  No

**Width of Widest Door** \_\_\_\_\_

**Ground Level**  NA  Yes  No

**Rail Provider** \_\_\_\_\_

**Rights for Lease (Select 1)**

Mineral Rights  None  Other

Water Rights  See Show/Agent Remarks

**REMARKS**

**PROPERTY DESCRIPTION REMARKS** - 512 character limit. **PROPERTY DESCRIPTION SUPPLEMENTAL REMARKS** - 512 character limit, non-searchable. For both fields **upper and lower case letters accepted**. HTML - ONLY Bold, Italics and Color. (NOTE All HTML characters count as part of the 512 character limit.) **Use only to describe the physical attributes of the property.**

**Do NOT include ANY contact, showing, financial or date information.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Floor Book Remarks**

\_\_\_\_\_  
\_\_\_\_\_

**Photographs shall not contain ANY contact, showing, financial, date or address information**

**Photo 1 Remarks (250 characters)**

\_\_\_\_\_  
\_\_\_\_\_

**Photo 2 Remarks (250 characters)**

\_\_\_\_\_  
\_\_\_\_\_

**Photo 3 Remarks (250 characters)**

\_\_\_\_\_  
\_\_\_\_\_

**You may enter up to 16 photos per listing**