New York State Alliance of MLS's - Commercial/Industrial Commercial/Industrial --- For Member Use Only ® Denotes a Required Field **LOCATION INFORMATION ® VRP ® List Price** ® County ® State ® Street # Street Name NY - New York ☐ Yes ☐ No OO - Other, Non NYS, Non McKean PA ® Street Type **Pre Direction** ® Tax Map Number R Area OT - Other, International Parkway East Avenue PA - Pennsylvania Place North Lane Point ® Town or City ® Village Postal City **®** Zip Code Northeast Boulevard Northwest Circle Ridge South Course Rise **®** Gross Square Footage ® # of Acres Lot # Southeast Court Road Southwest Run Cove West Crescent Street **® Nearest Cross Street** Lot Shape ® Year Built ® Lot Depth Lot Sq. Footage **Post Direction** Crest Terrace Circular Crossing Trail East Flag Turnpike Drive North **Subdivision / Community** ® Lot Frontage **® Year Built Description** Irregular Extension Way Northeast Existing Pie Highway Northwest Existing Unknown Rectangular Hollow South New Build City Neighborhood ® Type of Sale Meadow Southeast To Be Built Choose up to 4 Southwest Auction Under Construction (60-90 Days) West Bank Owned / REO **® School District Name Body of Water Name** Co-Op Estate ® On Waterfront **HUD or Govt Owned** ☐ Yes ☐ No **High School Water Related Features** Normal **Body of Water** Beach/Water Access Water View Relocation Bay Lake **Boat Access Only** Other-See Remarks Short Sale Canal Pond Deeded Water Rights Middle School Trust Cape Reservoir Island **Transaction Type** Channel River / Stream / Creek ☐ Yes ☐ No Lease Falls Swamp **Island Name Elementary School** Sell Harbor Lease or Sell LISTING OFFICE INFORMATION **® Listing Agent ID Co-Listing Agent ID** Lockbox Serial # ® Showing/Appt # **® Showing Instructions** Choose up to 4 Call Agent to Register Call List Agent for Showing/Appt Description **Owner 1 First Name** Middle Initial ® Owner 1 Last Name Showing Instructions Agent Call Owner/Tenant Co-List Agent Contingent Upon Sale of Property Appointment Service Middle Initial Owner 2 Last Name **Owner 2 First Name** Email List Agent Office **HUD Master Key** Other Remarks Key at Listing Office Owner **Owner Street Address** Owner Town or City/ State Owner Zip Lockbox - 24 hour Access Seller's Attorney Name Lockbox - Call First Lockbox - Must Make Appt Seller's Attorney Email Lockbox - Timed Access Lockbox - Vacant ® Listing Type Service Type **Negotiation With Property** ® Expiration Date **®** List Date Online Showing Service **Exclusive Agency** Limited Service Listing Broker Only **Exclusions** Other - See Remarks Exclusive Right to Sell MLS Entry Only Owner Directly □ Yes □ No Owner Occupied

® Special

□ Yes □ No

Conditions Apply

Private Remarks - Confidential - For Member Use Only - Enter up to 1000 characters.

Tenant Occupied

Text List Agent

| (| GENERAL | INFORMATION |
|---|---------|-------------|
| | | |

| Category Choose up to 5 Apartments | Type of Building Choose up to 7 Automotive Plaza | | Total Units | | # Leases | | ® # Stories | |
|---|--|---|---|--|---|--|----------------------------|---|
| Business Opportunity Commercial | Bar /Tavern | Religious Residential | ® # Build | lings | Office Square Feet | | Manufacturin | g Square Feet |
| Industrial-Heavy Industrial-Light Land Lease | Funeral | Restaurant / Food Retail Service | Resident | tial Square Feet | Retail Square Feet | | Leased Squa | re Feet |
| Mixed Use Mobile Park Office Other - See Remarks Retail/Office | Hotel / Motel Manufacturing Medical Office Building | Shopping Special Use Variance Warehouse Wholesale | | se Square Feet | Vacant Square Feet | | Vacancy Rate | • |
| ® # Available Parking Spaces | Personal Services Parking Description Choose up to 4 Common | Floor Descrip Choose up to 5 Carpet | | Sale Includes Choose up to 4 Building Only | Business Name | | Business Typ | e |
| | Dirt / Stone Fee Parking Fenced | Concrete Hardwood-Sc | | Business Only Equipment Franchise | ® Zoning Code | | Business is □ Yes □ No | s Franchise |
| | Indoor None Off Site On Site Other - See Remarks Surfaced | Other - See R Plywood Weight | , | Inventory Land and Building Land Only Land, Building and Busines Other - See Remarks | Max Ceiling Height | Max O | H Door Height | Clear Span |
| Agricultural Business Commercial Heavy Industrial Home Office Zoning Industrial Light Industrial Other - See Remarks Planned Unit Developme Residential 1 unit Residential 2 unit Residential Multi Use Restricted Business Suburban Agricultural | Electric Services Choose up to 5 120/208V 120/240V 220V 3 Phase 440V Other - See Remarks | Busines Corner Enterpri Freesta | to 4 tural District as District ise Zone inding | On Reservation Other - See Remarks Preserved Residential Shopping Center | Loading Choose up to 4 Assigned Dock Dock Leveler(s) Drive In Doors Enclosed Dock(s) Municipal Other - See Remarks Railroad Siding(s) | Basement Choose up to Full None Partial Rental Storage | Description 3 | Property Use Choose up to 2 Conforming Grandfathered Non-Conforming Permit Variance |

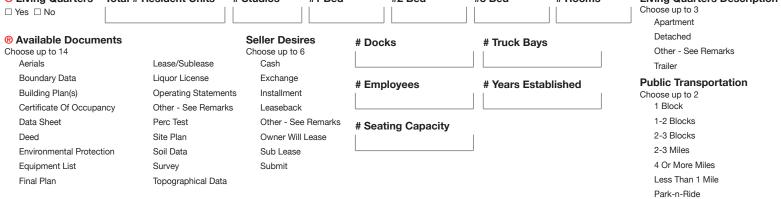
Public Remarks - Enter up to 1200 characters.

Directions to Property - Enter up to 234 characters.

LEASE INFORMATION

| Sq Footage Avail for Lease \$ per SqFt | | Lease Ierm Remaining | Lease SqFt Description | Iotal Monthly Rent | Lease Description |
|--|---------------------|-----------------------------|------------------------|--------------------|-------------------------------------|
| | | Choose up to 4 1-2 Years | Double Gross | | CPI (Consumer Price Index) Monthly |
| Tenant Pays | | 3-5 Years | Net | | Other - See Remarks |
| Choose up to 14 | | Less than 1 Year | Other - See Remarks | | Per Sa Ft |
| Assessments | Maintenance | Over 5 Years | Triple | | Percent |
| Association Fee | Other - See Remarks | Multiple | | | |
| Common Area | Rent | Negotiable | | | |
| Maintenance | Security | None | | | |
| Electric | Tax Escalator | Other - See Remarks | | | |
| Heat | Taxes | Renewal | | | Initials |
| Insurance | Utilities | Right to 1st Refusal | | | |
| Janitorial Services | Water | | | | |

| | | | | LEASE IN | FORMAT | ION CONT. | | | Com - Page |
|---|--|------------|---|---|----------|---|-------------|--|---|
| Sq Footage Avail | for Lease | \$ per Sq | Choose | Term Rem up to 4 fears | naining | Double | Description | Total Monthly Rent | CPI (Consumer Price Index) |
| Tenant Pays Choose up to 14 Assessments Association Fee Common Area Maintenance Electric Heat Insurance Janitorial Services Sq Footage Avail Tenant Pays Choose up to 14 Assessments Association Fee Common Area Maintenance | Rent Security Tax Escal Taxes Utilities Water for Lease Maintena | sper Sq | 3-5 \ Less Over Multi Nego None Othe Rene Righ Ft Lease Choose 1-2 \ 3-5 \ Less Over Mult Nego | rears than 1 Year 5 Years iple otiable er - See Rema ewal t to 1st Refus Term Rem up to 4 rears rears rears rears than 1 Year 5 Years iple otiable | sal | Gross Net Other - Set Triple Lease SqFt Double Gross Net Other - Set | Description | Total Monthly Rent | Monthly Other - See Remarks Per Sq Ft Percent Lease Description CPI (Consumer Price Index) Monthly Other - See Remarks Per Sq Ft Percent |
| Electric Heat Insurance Janitorial Services | Tax Escal Taxes Utilities Water | ator | Rene | er - See Rema | | | | | |
| damional dervices | Water | | | UT | ILITIES | NFORMATION | N | | |
| R HVAC Type Choose up to 9 | | | R Heating Fu Choose up to 8 | uel Descrip | | ® Sewer / Wa r Choose up to 6 | | Boiler Type High Pressure-Steam | Type of Well Drilled |
| AC-Central | Humidifie | • | 3 Phase | | | Detention Pon | | Hot Water Boiler | Driven Point |
| AC-Multi Zone AC Unit | Individual | _ | Coal Electric | | | Drainage Outle | et | Low Pressure-Steam | Dug |
| Baseboard | Multi-Zon No Heat | е | | | | Holding Tank | | Other - See Remarks | None |
| Convection | | ee Remarks | Gas Availab | lo. | | None Other See Po | marke | ENERGY Equipment | Other |
| Electronic Air Filter | Radiant | e nemarks | Geothermal | Gas Available | | Other - See Remarks Public Sewer Available | | Oil Tank-Above Ground | Pipe to Lake / River |
| Exhaust | REA | | Oil | | | Public Sewer Available Public Sewer Connected | | Oil Tank-Below Ground | Shared |
| Forced Air | Separate | Heater | Other - See | Romarke | | Public Sewer Connected Public Water Available | | Oil Tank-In Basement | Shore Well |
| Gravity | Solar | neater | Propane | nemarks | | Public Water C | | Propane Tank-Owned | Spring |
| Heat Pump | Space He | ator | Solar | | | Retention Pone | | Propane Tank-Leased | Well Location |
| Heat Central | Steam | atei | Solai | | | Septic System | u . | Solar-Owned | |
| Hot Water | Ventilation | 1 | | | | Storm Sewer Well / Cistern | | Solar-Leased Wind Turbine-Owned Wind Turbine-Leased Other None | |
| | | | | ADE | DITIONAL | _ INFORMATIO | ON | | |
| ® Living Quarters □ Yes □ No | Total # Reside | nt Units | # Studios | #1 Bed | | #2 Bed | #3 Bed | # Rooms | Living Quarters Description Choose up to 3 Apartment |
| Available Docum Choose up to 14 Aerials | Lease | /Sublease | Seller Desi Choose up to Cash | | # Docks | S | # Truck | Bays | Detached Other - See Remarks Trailer |
| Boundary Data Liquor License | | LICENSE | ⊏xcnange | Exchange # Em | | oloyees # Years E | | Established | Public Transportation |



ADDITIONAL INFORMATION CONT.

| Seller Provides Choose up to 6 | Construction Choose up to 4 | Building Miscellaneou Choose up to 14 | | ® Roof Description Choose up to 5 | Accessibility Choose up to 14 |
|-------------------------------------|--------------------------------|---|----------------------------------|--|-----------------------------------|
| Environmental Testing | Block | Air Compressor | Pallet Storage | Asphalt | 32 Inch Doors - some |
| Lot Appraisal | Brick | Bays | Phone/Intercom | Built-Up/Tar | Accessible/ANSI - some |
| Other - See Remarks | Concrete | Billboard/Roof Sign | Pole Sign | Composition | Adaptable Home - some |
| Perc Test | Fiber Cement | Booth(s) | Racks | Flat | Bath - Removable Cabinets |
| Survey | Frame | Carpet | Ramps | Metal | Built to ANSI standards |
| Well | Masonry | Concession Stand | Restroom - Office | Other - See Remarks | Chairlift - see Remarks |
| Well Test | Metal | Conveyors | Restroom - Public | Rubber Membrane | Elevator - ANSI standard |
| | Other - See Remarks | Cranes | Restroom - Shop | Sawtooth | Entry Level Bedroom |
| | Precast | Elevator - Freight | Security Service | Shingles | Handicap Doors - Some |
| | Reinforced Concrete | Elevator - Passenger | Shelving | Skylight | Kitchen - Adj Cabinets |
| | Wood | Extra Building | Shop Lockers | Slate/Tile | No Interior Steps |
| | | Floor Drain | Sprinkler - Dry | Sloped | No Step Entry |
| | | Furniture/Equipment | Sprinkler - Wet | | No Step Laundry |
| | | Garage | Stalls | | No Step Shower |
| | | Hazardous Storage | Tools | | Ramp |
| | | Janitorial | Uncapped Nat Gas Wel | I | Visual Alert System |
| | | Land Lease | Walk-Up | | Wheelchair Bathroom |
| | | Offices | | | Wheelchair Hall - 4 ft plus |
| | | FINA | NCIAL INFORMATION | I | Wheelchair Kitchen |
| R Possible Financing Choose up to 7 | 1st Mortgage | Balance 2nd Mortgage/ | Home Equity Balance | Net Operating Incom | ne |
| Assumable Assumable with Lender A | pproval ® Escrow Bar | nk ® Escrow Ager | nt | Calculated field NOI = GI - | OE |
| Cash | | | | | |
| Cash Only | Gross Annual | Income Annual Operati | na Fynenses | ® Operating Expense | os Includo |
| Commercial | | | | ® Operating Expense Choose up to 14 | es include |
| Conventional | | | | Accounting/Legal | Pure Water |
| FHA | ® Town/Coun | ty Tax R City/Village Tax | ® School Tax | Advertising | Refuse |
| Land Contract | | | | Electric | Repairs/Maintenance |
| Lease Option | ® Assessed V | alue @ Annual Spec | cial Assessment | Equipment Rental | Reserves For Replacemen |
| Other - See Remarks | W Assessed V | Allitual Spec | lai Assessinein | Gas/Oil | Sewer |
| Owner 1st | | | | Insurance | Snow Plow |
| Owner 2nd | ® Income Exp | ense Info | | Lease / Rental | Supplies |
| Private | Choose up to 5 | | | Licenses/Permits | Utilities |
| Rehab Loan | Estimated | Provide | ed By Accountants | Management | Water / Sewer |
| USDA | May Show Boo | oks Provide | ed By Owner | Other - See Remarks | Workers Compensation |
| USDA-FSA Loan | None | Tax Ret | turn | Payroll | Workers compensation |
| VA | Projected | | | r dyron | |
| | | DIODI AV AND | OCCUPANOV INFORM | AATION | |
| Wrap R Possession | ® Internet | | OCCUPANCY INFORM | | |
| Choose up to 3 After Closing | ☐ Yes ☐ No | | ® Third Par □ Yes □ No | | AVM ⊇Yes □ No |
| At Closing Before Closing | Virtual Tour Link (Un | branded) - This field most often | shown on websites. | | |
| Immediate | | | | | |
| | Virtual Tour Link (Bra | anded) | | | |
| Leases | | | | | |
| Negotiable | 2 D Vintual Tour Link | (I Imbronded) Incide Herre | | | |
| Other - See Remarks | 3-D VIRtual Tour Link | (Unbranded) Inside Home | | | |
| Tenants Rights | Aerial Drone Video L | ink (Unbranded) | | | |
| | | | | | |
| Ad Header - Enter your a | d headline up to 25 chara | cters. This will be pulled by your | vendor for online or print | advertising, if applicable. | |
| | | | | | |
| Ad Copy - Enter your ad | copy up to 255 characters | . This will be pulled by your vend | lor for online or print adve | ertising, if applicable. | |
| | | | | 3 , 1, 1 | |
| | | | | | |
| | | | | | |
| MLS # | | | | | |
| Owner(s) has ver | | ion and warrants that it is acc ne for the accuracy of owner's | | | gent assumes no responsibility to |
| Owner | | | Date | | |
| _ | | | | | |
| Owner | | | Date | | Initials |

_____ Firm _

Listing Agent _