

Property Address:



## Business Opportunity Input Form - Chico, Oroville & Paradise

An Asterisk (\*) Denotes a Required Field

Two Asterisks (\*\*) Denotes a Conditional Field

Three Asterisks (\*\*\*) Denotes a Required Conditional Field

### PROPERTY TYPE/APN

Property Subtype\*:  Restaurant  Professional  Retail  Services  Medical/Dental  Mini-Mart  
 Wholesale  Hotel/Motel/B&B  Manufacturing  Warehouse  Mobile Home Park  Other

County\*:

APN\*:

### LISTING

Office\*:

Agent\*:

CoOffice:

CoAgent:

Status\*:  Active  Backup  Pending  Sold  Leased  Temporary Hold  Withdrawn  Canceled  Expired

Listing Date\*:

Expiration Date\*:

Listing Price\*:

Price Includes (max 100 char):

Price Excludes (max 100 char):

Dual Agency:  Yes  No

Agreement Type\*:  Exclusive Right  Exclusive Agency  Net Ex Agency

Scope of Service:  EO  LS

Net Ex Right  Net Open  Open  Probate Ex Agency  Probate Ex Right  
 Probate Open

Marketing Remarks (max 1000 char):

Agent Remarks (max 1000 char):

Internet/IDX\*:  Yes  No

Show Address to Public\*\*\*:  Yes  No

Show AVM to VOW\*\*\*:  Yes  No

Show Comments on VOW\*\*\*:  Yes  No

Tour/Caravan Date:

Bank Owned/REO:  Yes  No

Short Sale\*:  Yes  No

Short Sale Comments\*\*\*:

Hardship Submitted\*\*:  Yes  No

Special Disclosures:  CC&R's  CFD  Deed Restrictions  Easements  HOA  Mello Roos

### Documents Available:

Abstract  Equipment List  Lease  Property Condition Stmt  
 Appraisal  Feasibility Study  Liquor License  Proposed Building Plan  
 Bed Tax Statement  Financial Debt  List of Equipment  Sales Tax Statement  
 Business License  Fixture Inventory  List of Fixtures  Site Plan  
 Bylaws  Flood Plain  List of Inventory  Soil Test  
 Cash Flow Analysis  Furnish List  Perc Test  Survey  
 CC&R's  Income Tax Returns  Phase One Available  Tax Returns  
 Easements  Inventory List  Phase Two Available  Title Insurance  
 EPA Documents  Lead-Based Paint Disclosure  Profit & Loss  Topography Map

### PROPERTY

Street Number\*:

Street Direction:  E  N  NE  NW  S  SE  SW  W

Street Name\*:

Street Suffix:

Street Post Direction:  E  N  NE  NW  S  SE  SW  W Unit:

City\*:

State\*:

Zip Code\*:

Zip Plus 4:

Property Address:

<b>Cross Street*:</b>			
<b>Directions (max 250 char):</b>			
<b>Region/Setting:</b> <input type="checkbox"/> Foothill <input type="checkbox"/> Mountain <input type="checkbox"/> Rural <input type="checkbox"/> Urban		<b>Lot #:</b>	<b>Lot Dimensions:</b>
<b>Census Tract:</b>		<b>Subdivision:</b>	
<b>Locale:</b> <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Unknown			
<b>Apx Sq Ft*:</b>		<b>Apx Sq Ft Source*:</b> <input type="checkbox"/> Appraiser <input type="checkbox"/> Seller <input type="checkbox"/> Tax Records <input type="checkbox"/> Other	
<b>Apx Lot Size*:</b> <input type="checkbox"/> SqFt <input type="checkbox"/> Acres		<b>Apx Lot Size Source*:</b> <input type="checkbox"/> Appraiser <input type="checkbox"/> Seller <input type="checkbox"/> Tax Records <input type="checkbox"/> Other	
<b>Year Built*:</b>		<b>Year Built Exception**:</b> <input type="checkbox"/> New Construction <input type="checkbox"/> Under Construction <input type="checkbox"/> Unknown	
<b>Zoning:</b>			
<b>Legal Description:</b>			
<b>Property Associations:</b> <input type="checkbox"/> Dues Optional <input type="checkbox"/> Dues Mandatory <input type="checkbox"/> Parking Fees			
<b>COMPENSATION/SHOWING</b>			
<b>Commission*:</b>		<b>Variable Rate*:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Owner Name:</b>		<b>Owner Phone:</b>	
<b>Occupant Type*:</b> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Caretaker		<b>Occupant Name:</b>	
<b>Phone To Show:</b>		<b>Lockbox:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Lockbox Location:</b>
<b>Showing Instructions (max 250 char):</b>			
<b>Showing:</b>			
<input type="checkbox"/> 1 Hr-NAGS	<input type="checkbox"/> Call Owner	<input type="checkbox"/> Lockbox	<input type="checkbox"/> Show Any Time
<input type="checkbox"/> 2 Hr-NAGS	<input type="checkbox"/> Call Tenant	<input type="checkbox"/> No Sign	<input type="checkbox"/> Tenant Occupied
<input type="checkbox"/> 24 Hour Notice	<input type="checkbox"/> Caution – Pets	<input type="checkbox"/> Owner Occupied	<input type="checkbox"/> Vacant
<input type="checkbox"/> Alarm	<input type="checkbox"/> Do Not Disturb Bus.	<input type="checkbox"/> Restricted Days	
<input type="checkbox"/> Appointment Only	<input type="checkbox"/> Drive By	<input type="checkbox"/> Restricted Hours	
<input type="checkbox"/> Call Agent	<input type="checkbox"/> Key at Office	<input type="checkbox"/> Security Alarm	
<input type="checkbox"/> Call Office	<input type="checkbox"/> List Agent Must be Present	<input type="checkbox"/> Sign on Property	
<b>FINANCING/TERMS</b>			
<b>Terms:</b>			
<input type="checkbox"/> Assumable-Other	<input type="checkbox"/> Exchange	<input type="checkbox"/> Lease Option	<input type="checkbox"/> Owner Carry 2 <sup>nd</sup>
<input type="checkbox"/> Cash	<input type="checkbox"/> Farm Credit	<input type="checkbox"/> Lease Purchase	<input type="checkbox"/> No Seller Financing
<input type="checkbox"/> Conventional	<input type="checkbox"/> FMHA	<input type="checkbox"/> Owner Carry	<input type="checkbox"/> SBA
			<input type="checkbox"/> Seller Financing Available
			<input type="checkbox"/> Trade
			<input type="checkbox"/> Wrap
<b>Possession:</b> <input type="checkbox"/> At Closing <input type="checkbox"/> Closing + Days <input type="checkbox"/> Completion <input type="checkbox"/> Immediate			<b>Possession Date:</b>
<input type="checkbox"/> Interim Occupancy <input type="checkbox"/> Loan Approval <input type="checkbox"/> Negotiable <input type="checkbox"/> Sec. Deposit Required			
<b>Occupancy:</b>			
<input type="checkbox"/> Assigned Rent	<input type="checkbox"/> CPI Change	<input type="checkbox"/> Full Service	<input type="checkbox"/> Modified Gross Lease
<input type="checkbox"/> Build to Suit	<input type="checkbox"/> Fixed Lease	<input type="checkbox"/> Gross Lease	<input type="checkbox"/> Net Lease
			<input type="checkbox"/> Percentage Lease
			<input type="checkbox"/> Sub Lease
<b>Included in Sale*:</b>			
<input type="checkbox"/> Assets Only	<input type="checkbox"/> Fixtures	<input type="checkbox"/> Inventory	<input type="checkbox"/> Non Compete
<input type="checkbox"/> Business Equity	<input type="checkbox"/> Franchise	<input type="checkbox"/> Leased Equipment	<input type="checkbox"/> Phone System
<input type="checkbox"/> Equipment	<input type="checkbox"/> Good Will	<input type="checkbox"/> Licenses	<input type="checkbox"/> Real Estate
			<input type="checkbox"/> Security System
			<input type="checkbox"/> Training
<b>INCOME / EXPENSE</b>			
<b>Gross Revenue:</b>		<b>Less Vacancy/Bad Debt:</b>	<b>Gross Income:</b>
			<b>Maintenance:</b>
<b>Utilities:</b>	<b>Insurance:</b>	<b>Property Taxes:</b>	<b>Other Expenses:</b>

Property Address:

<b>Gross Expense:</b>		<b>Net Income:</b>		<b>Equity:</b>		<b>Avg Inventory:</b>			
<b>Inventory Included:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No		<b>Accounts Receivable:</b>			<b>Fixture Equipment:</b>				
<b>Goodwill Value:</b>				<b>Annual Lease:</b>					
<b>Business/Tenant Pays:</b>									
<input type="checkbox"/> None	<input type="checkbox"/> Cable/Sat	<input type="checkbox"/> Heating	<input type="checkbox"/> Lawn Care	<input type="checkbox"/> Roof Maint	<input type="checkbox"/> Taxes				
<input type="checkbox"/> Other	<input type="checkbox"/> Common Area Maint	<input type="checkbox"/> Insurance	<input type="checkbox"/> Merchants Assoc	<input type="checkbox"/> Security	<input type="checkbox"/> Telephone				
<input type="checkbox"/> % Gross Income	<input type="checkbox"/> Elevator	<input type="checkbox"/> IIVAC Maint	<input type="checkbox"/> Property Mgmt	<input type="checkbox"/> Sewer	<input type="checkbox"/> Trash Pickup				
<input type="checkbox"/> Bldg Exterior Insur	<input type="checkbox"/> Exterminating	<input type="checkbox"/> Interior Maint	<input type="checkbox"/> PUD	<input type="checkbox"/> Site Maintenance	<input type="checkbox"/> Water				
<input type="checkbox"/> Bldg Exterior Maint	<input type="checkbox"/> Gas/Electric	<input type="checkbox"/> Janitorial	<input type="checkbox"/> Rent Only	<input type="checkbox"/> Snow Removal					
<b>Lease Rate:</b>				<b>Lease Terms:</b>					
<b>Fees:</b>				<b>Fees Paid:</b> <input type="checkbox"/> Monthly <input type="checkbox"/> Yearly					
<b>Source of Data*:</b> <input type="checkbox"/> Accountant <input type="checkbox"/> Estimate <input type="checkbox"/> Incomplete <input type="checkbox"/> Owner <input type="checkbox"/> Projected <input type="checkbox"/> Tax Returns									
<b>BUSINESS / BUILDING</b>									
<b>Franchise:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No		<b>Chain:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No		<b>Office SqFt:</b>		<b>Office Clear Height:</b>		<b>Retail SqFt:</b>	
<b>Retail Clear Height:</b>		<b>Manufacturing SqFt:</b>		<b>Manufacturing Clear Height:</b>		<b>Warehouse/Shop SqFt:</b>			
<b>Warehouse/Shop Clear Height:</b>			<b># Floors:</b>		<b># of Doors:</b>		<b># of Loading Docks:</b>		
<b>Number of Units:</b>		<b>Years Established:</b>		<b>Owner Equipment:</b>					
<b>Business Name:</b>				<b>Business Desc:</b>					
<b>Business Type*:</b>									
<input type="checkbox"/> Auto Care	<input type="checkbox"/> Beauty	<input type="checkbox"/> Franchise	<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Office Space					
<input type="checkbox"/> Auto Sales	<input type="checkbox"/> Clothing	<input type="checkbox"/> Gas Station	<input type="checkbox"/> Merchandise	<input type="checkbox"/> Professional Service					
<input type="checkbox"/> Bar	<input type="checkbox"/> Fast Food	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home Park	<input type="checkbox"/> Shop/Strip Center					
<b>Licenses &amp; Permits:</b>				<b>Liquor License:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No					
<input type="checkbox"/> Beer & Wine	<input type="checkbox"/> On Sale	<b>Weekly Hrs Worked Owner:</b>							
<input type="checkbox"/> Business License	<input type="checkbox"/> Professional	<b>Weekly Hrs Worked Employee:</b>							
<input type="checkbox"/> Liquor	<input type="checkbox"/> Restrictions	<b># of Employees:</b>							
<input type="checkbox"/> Off Sale	<input type="checkbox"/> Use Permit								
<b>Full Time Employees*:</b> <input type="checkbox"/> 1-5 Employees <input type="checkbox"/> 6-10 Employees <input type="checkbox"/> 11-15 Employees <input type="checkbox"/> 16-20 Employees <input type="checkbox"/> 21+ Employees									
<b>Lease Information:</b>				<b>Lease Information:</b>		<b>Form of Ownership*:</b>			
<input type="checkbox"/> Assigned	<input type="checkbox"/> Option to Purchase	<input type="checkbox"/> Less than 1 year	<input type="checkbox"/> Corporation						
<input type="checkbox"/> Escalations	<input type="checkbox"/> Option to Renew	<input type="checkbox"/> 1-2 years	<input type="checkbox"/> General Partnership						
<input type="checkbox"/> Month-to-Month	<input type="checkbox"/> Percentage	<input type="checkbox"/> 2-5 years	<input type="checkbox"/> Limited Partnership						
<input type="checkbox"/> Negotiable	<input type="checkbox"/> Straight	<input type="checkbox"/> 5-10 years	<input type="checkbox"/> Sole Proprietorship						
<input type="checkbox"/> Net	<input type="checkbox"/> Triple Net	<input type="checkbox"/> Call Agent							
<b>EXTERIOR</b>									
<b>Building Exterior:</b>				<b>Construction:</b>					
<input type="checkbox"/> Aluminum	<input type="checkbox"/> Lap Siding	<input type="checkbox"/> Shingle/Shake	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Concrete Block	<input type="checkbox"/> Steel				
<input type="checkbox"/> Block	<input type="checkbox"/> Masonite	<input type="checkbox"/> Steel	<input type="checkbox"/> Wood Siding	<input type="checkbox"/> Frame	<input type="checkbox"/> Tilt-Up Concrete				
<input type="checkbox"/> Brick	<input type="checkbox"/> Masonary	<input type="checkbox"/> Stone		<input type="checkbox"/> Manufactured	<input type="checkbox"/> To Be Built				
<input type="checkbox"/> Concrete	<input type="checkbox"/> Metal	<input type="checkbox"/> Stucco		<input type="checkbox"/> New Construction	<input type="checkbox"/> Under Construction				
<input type="checkbox"/> Fiberboard	<input type="checkbox"/> Rock	<input type="checkbox"/> T1-11		<input type="checkbox"/> Poured Concrete	<input type="checkbox"/> Wood				
<b>Foundation:</b> <input type="checkbox"/> Brick <input type="checkbox"/> Concrete Block <input type="checkbox"/> Concrete Poured <input type="checkbox"/> Raised <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Wood									
<b>Facilities:</b>									
<input type="checkbox"/> Display Window	<input type="checkbox"/> Fire Sprinklers	<input type="checkbox"/> Loading Dock	<input type="checkbox"/> Security System	<input type="checkbox"/> Truck Door					
<input type="checkbox"/> Elevator	<input type="checkbox"/> Handicapped Access	<input type="checkbox"/> Restrooms	<input type="checkbox"/> Signage						
<b>Parking Spaces:</b>		<b>Parking Ratio:</b>							
<b>Garage/Parking:</b>									
<input type="checkbox"/> Assigned Parking	<input type="checkbox"/> Common Parking	<input type="checkbox"/> Floor Drain	<input type="checkbox"/> Insulated	<input type="checkbox"/> Tuck Under Garage	<input type="checkbox"/> No Parking				
<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Covered Parking	<input type="checkbox"/> Guest Parking	<input type="checkbox"/> Off Street Parking	<input type="checkbox"/> Water	<input type="checkbox"/> Street Parking				
<input type="checkbox"/> Carport	<input type="checkbox"/> Detached Garage	<input type="checkbox"/> Heated	<input type="checkbox"/> On Street Garage	<input type="checkbox"/> No Garage	<input type="checkbox"/> Unpaved				

Property Address:

**Exterior Features:**

- Deck
- Fenced
- Gas Pumps
- Grade/Recession
- Grounds Maint
- High Traffic Location
- High Visibility
- Highway Frontage
- In-ground Pool
- Landscaping
- Landscape Sprinklers
- Lighting/Security
- Loading Dock(s)
- Parking 1-20 Spaces
- Parking 21+ Spaces
- Parking Covered
- Patio
- Utility Building

**Flood Zone:**  Yes  No

**Road Frontage:**

**Present Use:**

**Location:**

- Business District
- Corner
- Industrial District
- Mid Block
- Park
- Professional Center
- Shopping Center
- Strip Center

**Access Road:**

- City Street
- Country Hwy
- Easement
- Paved Road
- Private Road
- Rail Spur
- Right of Way
- State Hwy
- Town Road
- Unpaved Road
- US Hwy

**Utilities Included:**

- Includes Electric
- Includes Gas
- Includes Proper
- Water Included

**Electric:**

- 110 Volts
- 220 Volts
- 440 Volts
- Circuit Breakers
- Fuses
- Single Phase
- Three Phase

**Miscellaneous:**

- Basketball
- Clubhouse
- Common Laundry Area
- FHA Approved Condo
- Freight Elevator
- Game Room
- Ground Floor Unit
- Gym
- Lobby
- Manager on Premises
- Meets 55 & Over Requirements
- No Pets Allowed
- Pets Allowed
- Pets Allowed w/Restrictions
- Play Area
- Pool
- Private Storage Area
- Recreational Facilities
- Spa
- VA Approved Condo
- Wash/Dryer Hookup

**INTERIOR**

**Interior Features:**

- Break Room
- Clear Height
- Clear Span
- Column Spacing
- Conference Room
- Elevator(s)
- Extra Storage
- Fireplace(s)
- Laundry Room
- Loft/ME
- Private Bathroom
- Public Bathroom
- Security Lights
- Shell Only
- Show Room
- Sky Lights

**Flooring:**

- Bare Concrete
- Carpet
- Concrete Slab
- Laminate
- Marble
- Parquet
- Sealed Concrete
- Slate/Stone
- Terrazzo
- Tile
- Vinyl
- Wood

Broker's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Agent's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Client's Signature: \_\_\_\_\_ Date: \_\_\_\_\_