

Property Address:



Business Opportunity Input Form

Chico, Oroville, Paradise and Tehama

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Status*: Active Backup Pending Sold Leased Temporary Hold Withdrawn Canceled Expired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

Scope of Service: Entry Only Limited Service Full Service

Agreement Type*:

Exclusive Right

Open

Probate Exclusive Right

Exclusive Agency

Net

Probate Exclusive Agency

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 Address:

| | | | | |
|--|---|---|--|---|
| PROPERTY | | | | |
| Street Number*: | | Street Direction: <input type="checkbox"/> E <input type="checkbox"/> N <input type="checkbox"/> NE <input type="checkbox"/> NW <input type="checkbox"/> S <input type="checkbox"/> SE <input type="checkbox"/> SW <input type="checkbox"/> W | | |
| Street Name*: | | | Street Suffix: | |
| Street Post Direction: <input type="checkbox"/> E <input type="checkbox"/> N <input type="checkbox"/> NE <input type="checkbox"/> NW <input type="checkbox"/> S <input type="checkbox"/> SE <input type="checkbox"/> SW <input type="checkbox"/> W | | | Unit: | |
| City*: | | State*: | Zip Code*: | Zip Plus 4: |
| Cross Street*: | | | | |
| Directions (max 250 char): | | | | |
| Region/Setting: <input type="checkbox"/> Foothill <input type="checkbox"/> Mountain <input type="checkbox"/> Rural <input type="checkbox"/> Urban | | Lot #: | Lot Dimensions: | |
| Census Tract: | | Subdivision: | | |
| Locale: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Unknown | | | | |
| Apx Sq Ft*: | Apx Sq Ft Source*: <input type="checkbox"/> Appraiser <input type="checkbox"/> Seller <input type="checkbox"/> Tax Records <input type="checkbox"/> Other | | | |
| Apx Lot Size*: Acres | <input type="checkbox"/> SqFt <input type="checkbox"/> | Apx Lot Size Source*: <input type="checkbox"/> Appraiser <input type="checkbox"/> Seller <input type="checkbox"/> Tax Records <input type="checkbox"/> Other | | |
| Year Built*: | Year Built Exception**: <input type="checkbox"/> New Construction <input type="checkbox"/> Under Construction <input type="checkbox"/> Unknown | | | |
| Zoning: | | | | |
| Legal Description: | | | | |
| Property Associations: <input type="checkbox"/> Dues Optional <input type="checkbox"/> Dues Mandatory <input type="checkbox"/> Parking Fees | | | | |
| COMPENSATION/SHOWING | | | | |
| Commission*: | | Variable Rate*: <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| Owner Name: | | | Owner Phone: | |
| Occupant Type*: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Caretaker | | | Occupant Name: | |
| Phone To Show: | | Lockbox: <input type="checkbox"/> Yes <input type="checkbox"/> No | Lockbox Location: | |
| Showing Instructions (max 250 char): | | | | |
| Showing: | | | | |
| <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 | | |
| FINANCING/TERMS | | | | |
| Terms: | | | | |
| <input type="checkbox"/> Assumable-Other | <input type="checkbox"/> Exchange | <input type="checkbox"/> Lease Option | <input type="checkbox"/> Owner Carry 2 nd | <input type="checkbox"/> Seller Financing Available |
| <input type="checkbox"/> Cash | <input type="checkbox"/> Farm Credit | <input type="checkbox"/> Lease Purchase | <input type="checkbox"/> No Seller Financing | <input type="checkbox"/> Trade |
| <input type="checkbox"/> Conventional | <input type="checkbox"/> FMHA | <input type="checkbox"/> Owner Carry | <input type="checkbox"/> SBA | <input type="checkbox"/> Wrap |
| Possession: <input type="checkbox"/> At Closing <input type="checkbox"/> Closing + Days <input type="checkbox"/> Completion <input type="checkbox"/> Immediate | | | | Possession Date: |
| <input type="checkbox"/> Interim Occupancy <input type="checkbox"/> Loan Approval <input type="checkbox"/> Negotiable <input type="checkbox"/> Sec. Deposit Required | | | | |
| Occupancy: | | | | |
| <input type="checkbox"/> Assigned Rent | <input type="checkbox"/> CPI Change | <input type="checkbox"/> Full Service | <input type="checkbox"/> Modified Gross Lease | <input type="checkbox"/> Percentage 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"/> Sub Lease |

Property Address:

| | | | | |
|--|--|--|--|---|
| Included in Sale*: | | | | |
| <input type="checkbox"/> Assets Only | <input type="checkbox"/> Fixtures | <input type="checkbox"/> Inventory | <input type="checkbox"/> Non Compete | <input type="checkbox"/> Security System |
| <input type="checkbox"/> Business Equity | <input type="checkbox"/> Franchise | <input type="checkbox"/> Leased Equipment | <input type="checkbox"/> Phone System | <input type="checkbox"/> Training |
| <input type="checkbox"/> Equipment | <input type="checkbox"/> Good Will | <input type="checkbox"/> Licenses | <input type="checkbox"/> Real Estate | |
| INCOME / EXPENSE | | | | |
| Gross Revenue: | Less Vacancy/Bad Debt: | Gross Income: | Maintenance: | |
| Utilities: | Insurance: | Property Taxes: | Other Expenses: | |
| Gross Expense: | Net Income: | Equity: | Avg Inventory: | |
| Inventory Included: <input type="checkbox"/> Yes <input type="checkbox"/> No | Accounts Receivable: | | Fixture Equipment: | |
| Goodwill Value: | Annual Lease: | | | |
| Business/Tenant Pays: | | | | |
| <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"/> Other | <input type="checkbox"/> Common Area Maint | <input type="checkbox"/> Insurance | <input type="checkbox"/> Merchants Assoc | <input type="checkbox"/> Security |
| <input type="checkbox"/> % Gross Income | <input type="checkbox"/> Elevator | <input type="checkbox"/> IIVAC Maint | <input type="checkbox"/> Property Mgmnt | <input type="checkbox"/> Sewer |
| <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"/> Bldg Exterior Maint | <input type="checkbox"/> Gas/Electric | <input type="checkbox"/> Janitorial | <input type="checkbox"/> Rent Only | <input type="checkbox"/> Snow Removal |
| Lease Rate: | | Lease Terms: | | |
| Fees: | | Fees Paid: <input type="checkbox"/> Monthly <input type="checkbox"/> Yearly | | |
| Source of Data*: <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 | | | | |
| BUSINESS / BUILDING | | | | |
| Franchise: <input type="checkbox"/> Yes <input type="checkbox"/> No | Chain: <input type="checkbox"/> Yes <input type="checkbox"/> No | Office SqFt: | Office Clear Height: | Retail SqFt: |
| Retail Clear Height: | Manufacturing SqFt: | Manufacturing Clear Height: | Warehouse/Shop SqFt: | |
| Warehouse/Shop Clear Height: | # Floors: | # of Doors: | # of Loading Docks: | |
| Number of Units: | Years Established: | Owner Equipment: | | |
| Business Name: | | Business Desc: | | |
| Business Type*: | | | | |
| <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 |
| Licenses & Permits: | | Liquor License: <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| <input type="checkbox"/> Beer & Wine | <input type="checkbox"/> On Sale | Weekly Hrs Worked Owner: | | |
| <input type="checkbox"/> Business License | <input type="checkbox"/> Professional | Weekly Hrs Worked Employee: | | |
| <input type="checkbox"/> Liquor | <input type="checkbox"/> Restrictions | # of Employees: | | |
| <input type="checkbox"/> Off Sale | <input type="checkbox"/> Use Permit | | | |
| Full Time Employees*: <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 | | | | |
| Lease Information: | | Lease Information: | Form of Ownership*: | |
| <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 | | |
| EXTERIOR | | | | |
| Building Exterior: | | | | |
| <input type="checkbox"/> Aluminum | <input type="checkbox"/> Concrete | <input type="checkbox"/> Masonite | <input type="checkbox"/> Rock | <input type="checkbox"/> Stone |
| <input type="checkbox"/> Block | <input type="checkbox"/> Fiberboard | <input type="checkbox"/> Masonry | <input type="checkbox"/> Shingle/Shake | <input type="checkbox"/> Stucco |
| <input type="checkbox"/> Brick | <input type="checkbox"/> Lap Siding | <input type="checkbox"/> Metal | <input type="checkbox"/> Steel | <input type="checkbox"/> T1-11 |
| | | | | <input type="checkbox"/> Vinyl |
| | | | | <input type="checkbox"/> Wood Siding |

Property Address:

Construction:

- Concrete Block Manufactured Poured Concrete Tilt-Up Concrete Under Construction
 Frame New Construction Steel To Be Built Wood

- Foundation:** Brick Concrete Block Concrete Poured Raised Slab on Grade Wood

Facilities:

- Display Window Fire Sprinklers Loading Dock Security System Truck Door
 Elevator Handicapped Access Restrooms Signage

Parking Spaces:

Parking Ratio:

Garage/Parking:

- Assigned Parking Common Parking Floor Drain Insulated Tuck Under Garage No Parking
 Attached Garage Covered Parking Guest Parking Off Street Parking Water Street Parking
 Carport Detached Garage Heated On Street Garage No Garage Unpaved

Exterior Features:

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

- Flood Zone:** Yes No

Road Frontage:

Present Use:

Location:

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

Access Road:

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

Utilities Included:

- Includes Electric Includes Proper
 Includes Gas Water Included

Electric:

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

Miscellaneous:

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

INTERIOR

Interior Features:

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

Flooring:

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

Broker's Signature: _____ Date: _____

Agent's Signature: _____ Date: _____

Client's Signature: _____ Date: _____