

(3) CLASS  
CI

CENTRAL WISCONSIN MULTIPLE LISTING SERVICE  
COMMERCIAL/INDUSTRIAL DATA FORM

MLS#: \_\_\_\_\_

\*\*ALL FIELDS MARKED WITH AN ASTERISK (\*) MUST BE FILLED IN\*\*

(CIRCLE ONE ONLY)

\*AREA: \_\_\_\_\_

\*TYPE

Real Estate For Sale  
Business Opportunity

\*PRICE: \_\_\_\_\_ LEASE PRICE: \_\_\_\_\_ (10 char. Alphanumeric)

Real Estate for Lease

\*ADDRESS: \_\_\_\_\_

Proposed Construction

ST. # ST. DIR STREET NAME

Build to Suit

Business Opportunity w/ Real Estate

\*CITY: \_\_\_\_\_ \*ZIP CODE: \_\_\_\_\_

Land

\*PRESENT USE

\*BUILDING SQ. FT.

\*LAND SQ. FT.

VOW Include (Y/N) \_\_\_\_\_

Retail

0

0

VOW Address(Y/N) \_\_\_\_\_

Hotel/Motel

1 - 2,000

1 - 10,000

VOW Comment(Y/N) \_\_\_\_\_

Restaurant/Bar

2,001 - 5,000

10,001 - 20,000

VOW Comment(Y/N) \_\_\_\_\_

Office

5,001 - 10,000

20,001 - 50,000

VOW Comment(Y/N) \_\_\_\_\_

Business

10,001 - 20,000

50,000+

VOW AVM (Y/N) \_\_\_\_\_

Warehouse

20,000+

VOW AVM (Y/N) \_\_\_\_\_

Industrial

Shopping Center

Other

\*SALE/RENT: \_\_\_\_\_

\*ZILLOW: YES/NO

# of Acres: \_\_\_\_\_ # of Units: \_\_\_\_\_ # of Buildings: \_\_\_\_\_ # of Stories: \_\_\_\_\_ Waterfront: (Y/N) \_\_\_\_\_

\*List Agent/List Office: \_\_\_\_\_ Phone: \_\_\_\_\_

Co-Agent/Office: \_\_\_\_\_ Phone: \_\_\_\_\_

\*Comm: BA: \_\_\_\_\_ (%/\$) SA: \_\_\_\_\_ (%/\$) EXA:(Y/N) \_\_\_\_\_ EXC:(Y/N) \_\_\_\_\_ Variable:(Y/N) \_\_\_\_\_

\*Limited Service: (Y/N) \_\_\_\_\_ Seller's Info: \_\_\_\_\_

\*County: \_\_\_\_\_ \*Municipality: \_\_\_\_\_ Zoning: \_\_\_\_\_

\*List Date: \_\_\_/\_\_\_/\_\_\_ \*Expire Date: \_\_\_/\_\_\_/\_\_\_ Owner Name: \_\_\_\_\_ Occ. By: \_\_\_\_\_

Apx Age: \_\_\_\_\_ Year Built: \_\_\_\_\_ Lot Size: \_\_\_\_\_ Street Frontage: \_\_\_\_\_

Sq. Footage: Office: \_\_\_\_\_ Retail: \_\_\_\_\_ Warehouse: \_\_\_\_\_ Service: \_\_\_\_\_

Mezzanine: \_\_\_\_\_ Basement: \_\_\_\_\_ Other: \_\_\_\_\_

\*Total Sq. Footage: \_\_\_\_\_ \*Foreclosure (Y/N): \_\_\_\_\_ \*Short Sale (Y/N): \_\_\_\_\_ LEED Rating: \_\_\_\_\_

Maximum Contiguous Acreage: \_\_\_\_\_ Maximum Contiguous Sq. Ft. : \_\_\_\_\_

\*Tax #: \_\_\_\_\_ Tax Amount: \_\_\_\_\_ Tax Year: \_\_\_\_\_

Annual Rents: \_\_\_\_\_ Annual Sales: \_\_\_\_\_ Total Income: \_\_\_\_\_ Utilities: \_\_\_\_\_

Other Expenses: \_\_\_\_\_ Total Expenses: \_\_\_\_\_ Net Income: \_\_\_\_\_

Occupancy %: \_\_\_\_\_ CAP Rate \_\_\_\_\_ CAM Fees (Y/N): \_\_\_\_\_ Association Fees (Y/N): \_\_\_\_\_

Excluded Items (Y/N): \_\_\_\_\_ Parking: \_\_\_\_\_ Rail Svc (Y/N): \_\_\_\_\_ # Loading Docks: \_\_\_\_\_

# Overhead Doors: \_\_\_\_\_ Ceiling Height (Max): \_\_\_\_\_ Ceiling Height (Min): \_\_\_\_\_ Sprinklered (Y/N): \_\_\_\_\_

DBA: \_\_\_\_\_ Covenants/Restrictions (Y/N): \_\_\_\_\_ # Entry Doors: \_\_\_\_\_

\*Directions \_\_\_\_\_

REMARKS (255 Characters Only): \_\_\_\_\_

(50) FEATURE CODES: Under each category given, circle all the numbers that apply.

**A. CONSTRUCTION**

1. Brick
2. Stucco
3. Vinyl
4. Wood
5. Metal
6. Horizontal
7. Vertical
8. Concrete Block
9. Composition
10. Log
11. Stone
12. Other

**B. ROOF**

1. Composition
2. Shingle
3. Wood Shingle
4. Tile
5. Slate
6. Flat
7. Sloped
8. Metal
9. Membrane/Rubber
10. Other

**C. OCCUPANT**

1. Long Term Tenant
2. Owner
3. Short Term
4. Vacant

**D. PARKING**

1. Assigned
2. Common
3. Covered Parking
4. Off Site
5. Paved
6. Parking Garage
7. Municipal
8. Private
9. Street Parking
10. Yard/Semi
11. None

**E. HEAT TYPE**

1. Geothermal
2. Hot Water
3. Solar
4. Space
5. Steam
6. Forced Air
7. Baseboard
8. Radiant
9. Other

**F. FUEL TYPE**

1. Electric
2. Natural Gas
3. LP Gas
4. Fuel Oil
5. Wood
6. Wind
7. Bio-fuel
8. Other

**G. COOLING**

1. Central
2. Wall
3. Window
4. None
5. Other

**H. MISCELLANEOUS**

1. Gas Hot Water Heater
2. Electric Hot Water Heater
3. Solar Assistant Hot Water Heater
4. Utility Separate Meter
5. Utility Master Meter
6. Living Area in Building
7. Inside Storage
8. Outside Storage
9. Display Window
10. Elevator
11. Fire Stairs
12. Fire Alarm
13. Fire Escape
14. Sprinkler System
15. Landscape Sprinkler
16. Security Lighting
17. Security System
18. Janitorial Service
19. Fencing
20. Gas Pumps
21. Tanks Gas
22. Auto Bay
23. Truck Bay
24. Auto Lift
25. Shelving
26. Fuel Tanks
27. Handicap Access
28. High Traffic Location
29. High Visibility
30. Highway Access
31. Kitchen Area
32. Landscaped
33. Other
34. Out Building
35. Compressors
36. Garage Door Opener
37. Water Softener
38. Water Filter
39. Alley
40. Ramp
41. Conveyor(s)
42. Freight Elevator
43. Public Rest Rooms
44. Shared Conference Room
45. Reception Area
46. Signage Available
47. ADA Compliance
48. Security Fence
49. Smoke Detectors

**I. LOCATION**

1. Business District
2. Shopping Center
3. Free Standing
4. Residential Area
5. Industrial Park
6. Corner
7. Near Major Highway

**J. SEATING CAPACITY**

1. 1 – 10 Persons
2. 11 – 20 Persons
3. 21 – 30 Persons
4. 31 – 50 Persons
5. 51 – 75 Persons
6. 76 – 100 Persons
7. Over 100 Persons

**K. WATER/WASTE**

1. Municipal Water
2. Well
3. Joint Well
4. Municipal Sewer
5. Non-Municipal/Private Disposal
6. Holding Tank
7. Conventional
8. Other

**L. LICENSES**

1. None
2. Food
3. Liquor
4. Beer
5. Wine
6. Tobacco
7. Cabaret
8. Special Use
9. B & B
10. Rooming
11. Other

**M. SALE INCLUDES**

1. Business Name
2. Franchise
3. Lease(s)
4. Easements
5. Assets Only
6. Options
7. All Equipment
8. Some Equipment
9. Phone System
10. Inventory
11. Receivables
12. Customer List
13. Signs
14. All Furniture
15. Some Furniture
16. Other
17. Structure on Leased Land

**N. POSSIBLE USE**

1. Retail
2. Hotel/Motel/Bed & Breakfast
3. Restaurant/Bar
4. Office
5. Business
6. Warehouse
7. Industrial
8. Shopping Center
9. Manufacturing
10. Recreation
11. Automotive
12. Grocery
13. School
14. Church
15. Gas Station
16. Beauty/Barber
17. Mixed Use
18. Other
19. Truck Terminal
20. Mini Self Storage

**8. Other****O. DOCUMENTS ON FILE**

1. Lease(s)
2. Fixtures & Equipment
3. Inventory List
4. P & L Statement
5. Blue Prints
6. Certified Survey Map
7. Valid Weatherization Certificate
8. Corporation Records
9. Sales Tax Return
10. EPA 1
11. EPA 2
12. Certificate of Occupancy
13. Property Condition Report
14. Deed Restrictions/Covenants

**P. LEASE TYPE**

1. None
2. Partial Net
3. Triple Net
4. Gross
5. Percentage
6. Mixed Lease Types
7. Escalators
8. Month to Month
9. Annual
10. Multiple Years
11. Renewal Options
12. Ground Lease
13. Finishing Allowance
14. Other

**Q. TENANT PAYS**

1. Taxes
2. Heat
3. Air Conditioning
4. Electric
5. Water
6. Sewer
7. Insurance
8. Janitorial
9. Trash Services
10. Snow Removal
11. Parking
12. All Expenses
13. No Expenses
14. Other

**R. ELECTRICAL/COMMUNICATIONS**

1. 3 Phase
2. 200 AMP
3. 400 AMP
4. 800 AMP
5. 1600+ AMP
6. Fiber Optic Access
7. High Speed Internet Access
8. T1

**SHOWING TIME INSTRUCTIONS (UP TO 4000 CHARACTERS)**

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**Revised November 9, 2015**