

Available SF:

Total Building SF:

--	--

Address:

Cross Streets:

Park Name:

DRAFT

Price/SF:

Vacancy %:

Vacancy Allowance:

Available SF:

Const Sts/Yr Blt: /

Region:

Zoning:

Grd Lvl Drs / Dim:

Sprinklered:

Finished Ofc Mezz: SF:

Include In Avail:

Rail Service:

Listing Company:

Agents:

Property ID/Listing #: AIR Use Only

Notes:

Sale Price:

Gross Income:

Total Expenses:

Roof Type:

Construction Type:

Specific Use:

Lot Size SF:

Dock High / Dim:

Yard:

Unfin Ofc Mezz: SF:

Include In Avail:

Heat/Cool:

Listing Date: AIR Use Only

Taxes: /Yr.

Net Oper. Income:

Cap Rate: %

Prkg Ratio: :1/Spaces:

Thomas Guide:

APN#:

Office SF / #: /

Ofc Air: Ofc Heat:

Clear Height:

A: V: Ø: W:

Restrooms:

To Show:

FTCF: /

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

**Proceed to the 2nd page of this form and complete all fields.**



INDUSTRIAL INVESTMENT

Listing # AIR Use Only

Region:

FOR SALE

PRICE:

SQUARE FEET:

CASH DOWN PAYMENT:

ANNUAL GROSS INCOME

	Actual Income	Proforma
Percent Occupied	%	%
Annual Gross Income		
Annual Expenses		
Net Operating Income		
Annual Debt Service		
Net Annual Income		

Existing Financing	
Current Balance	
Interest & Amortization	
Monthly Debt Service	
Cap Rate	%
Cash on Cash Yield	%
Improvements Are	% of Taxes
Thomas Bk Pg#	

ANNUAL EXPENSES BY LESSOR:

VACANCY FACTOR (	%)
*REAL ESTATE TAXES(	)
INSURANCE	
REPAIR & MAINTENANCE	
LANDSCAPING	
UTILITIES	
MANAGEMENT	
OTHER (	)
TOTAL ANNUAL EXPENSES	

LAND:  FEE OWNERSHIP  
 GROUND LEASE

IF GROUND LEASE, TERMS:

\*TAX FIGURE IS ESTIMATED LESSOR'S PORTION AFTER PROPOSITION 13 REASSESSMENT AT THE LISTED PRICE.

TENANT(S) & LEASE(S)

A.I.R. STANDARD FORM LEASE

OTHER LEASE FORMS (specify)

TENANT	SQ. FT. OCCUPIED	LEASE EXPIRATION	OPTION TO EXTEND	MONTHLY RENT		BASIS
				\$	\$/SF	

REMARKS:

**Expiration Date (LA Office Only):**

**Condo:**

*The data entered in the fields below will appear in the notes section of your listing*

**CAM Charges: /SF**

**Recent Const Year:**

**Vacant:**

**Sale Terms:**

**Sprinkler Description:**

**To Show Desc:**

**Special Features:**

**IMPORTANT: PLEASE SAVE A COPY OF THIS FORM BEFORE CLICKING SUBMIT.**

**List of Terms**

**Available As:**

Lease  
Sale  
Lease or Sale  
Sublease  
Investment  
Owner/User  
Investment Owner/User

**Rate:**

FSG  
G  
MG  
N  
NN  
NNN

**Sublease:**

Yes  
No

**Possession:**

Now  
30 Days  
60 Days  
Close of Escrow  
Completion  
Date

**Condo:**

Yes  
No

**Construction Status:**

Existing  
Proposed  
Under Construction

**FTCF Agreement Type:**

AOAA  
OAA

**Roof Type**

Poured Concrete  
Hidden (Office Building)  
Laminated/GLU Wood Beam  
Metal Roof Surf, Beams Undef  
Other  
Steel Beam, Bow Truss  
Steel Beam, Flat, Solid Truss  
Steel Beam + Metal Roof Surf  
Steel Beam, Tapered  
Unlam Wood Beams, Bow Truss  
Unlaminated Wood Beams, Flat

**Construction Type:**

Tilt-up  
Wood Frame  
Steel Frame  
Precast  
Masonry  
Mixed  
Other (Enter in Notes)  
Brick/Block  
Prefab Light Steel  
Reinforced Concrete  
Steel Frame/Masonry Façade  
Steel Frame/Vinyl Siding  
Wood Frame/Brick Façade  
Concrete Block  
Brick  
Concrete (Poured)  
Curtain Wall (Misc Type)  
Frame and Stucco  
Glass  
Metal (General Case)  
Steel Frame/Glass Curtain Wall

**To Show:**

Call Broker  
Alarm  
Lock Box (Indicate Type/Location in notes)  
Open

**Yard:**

No  
Yes – Paved  
Yes – Fenced  
Yes – Unfenced  
Yes – Paved & Fenced

**Rail:**

No  
Possible  
Yes - Atchison Topeka  
Yes - S Pacific  
Yes - Union Pacific  
Yes - Ventura County  
Yes - LA Junction  
Yes - Burlington North Santa Fe  
Yes – Unknown

**Specific Use:**

Bulk Warehouse  
Flex/R&D  
Incubator  
Other  
Distribution  
Freezer  
Cooler  
Underground  
Light Industrial  
Heavy Manuf.

**Sprinkler:**

Yes  
No  
Desc.

**Market:**

LA Central  
LA East  
LA Northwest  
LA Other  
LA South  
LA Southeast  
LA West  
Ventura  
Kern County  
Imperial County  
OC North  
OC South  
OC West  
OC Airport Area  
Other  
San Louis Obispo  
Santa Barbara  
Inland Empire East  
Inland Empire West  
Low Desert  
High Desert  
Riverside County South

**OC Submarkets:**

Outside Submarket  
East Santa Ana  
IBC  
West Santa Ana  
Anaheim Hills  
Anaheim Stadium  
South Coast Metro

**HVAC:**

Chilled Water Heat/Cool  
Electric/Ind Air Conditioning  
Electric Base Board  
Electric Forced Warm Air  
Evaporative (swamp) Coolers  
Forced Air Units  
Forced Warm Air/Ind Air Conditioning  
Gas Air Rotation Heat  
Gas Forced Warm Air - Central  
Heating Ventilation AC  
Hot Water  
Hot Water/Ind Air Conditioning  
Mixed Types  
Oil Heat  
Other Types  
Radiant Heat  
Refrigerated Air Conditioning  
Reznor  
Space Heaters  
Suspended Gas Heat

**Special Features:**

Chemical Facility  
Clarifier  
Computer Facility  
Cooler  
Crane  
Extra Land  
Extra Parking  
Floor Drains  
Freight Elevator  
Flex-Tech  
Food Processing Facility  
Free Standing Building  
Freeway Frontage  
Freezer  
Fuel Tanks  
Loft Area  
Multi-Story  
Part of Industrial Park  
Paved Yard  
R&D Facility  
Retail Potential  
6” Steel Reinforced Cement -  
1500lbs/sf  
Truck Terminal