**Improved Sale**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **PROPERTY INFORMATION** | | | | | Subject Photo | | | | | |
|  | | | | |
| PROPERTY NAME: | property\_name | | | |
| LOCATION: | address | | | |
| CITY, STATE: | city, shortname | | | |
| COUNTY: | county | | | |
| LEGAL DESCRIPTION: | legal\_desc | | | |
| SUBMARKET: | submarket | | | |
| PROPERTY TYPE: | propertysubtype | | | |
|  |  | | | |
|  | | | | |
| **SALE INFORMATION** | | | | |
|  | | | | |
| GRANTOR: | grantor | | | |
| GRANTEE: | grantee | | | |
| TOTAL SALE PRICE: | total\_value\_ffe | | | |
| ALLOCATED FF&E $: | value\_ffe | | | | DATE OF SALE: | | record\_date sale\_status | | | |
| ADJUSTED PRICE: | eff\_sale\_price\_stab - adj\_price\_comment | | | | RECORDING: | | conv\_doc\_rec\_no conv\_doc\_type | | | |
| TERMS OF SALE: | type\_finance | | | | MARKETING TIME: | | market\_time | | | |
| PROPERTY RIGHTS: | prop\_rights\_conv | | | |  | |  | | | |
|  | | | | | | | | | | |
| **IMPROVEMENT DATA** | | | | | **SITE DATA** | | | | | |
|  | | | |  |  | | | | | |
| YEAR BUILT (RENOVATED): | | | | year\_built last\_renovation | ZONING: | | zoning\_code, zoning\_desc | | | |
| GROSS BUILDING AREA (GBA): | | | | overall\_gba SF | PRIMARY SITE AREA: | | primary\_acre Acres / primary\_sf SF | | | |
| OCCUPANCY: | | | | occupancy\_type | LAND-TO-BLDG. RATIO: | | land\_build\_ratio\_primary to 1 | | | |
| TYPE OF CONSTRUCTION: | | | | const\_descr | SITE ACCESS: | | site\_access | | | |
| QUALITY : | | | | building\_quality | SITE EXPOSURE: | | exposure | | | |
| CONDITION (Exterior / Interior): | | | | ext\_condition / int\_condition | SITE ORIENTATION: | | orientation | | | |
| FUEL CANOPY DESCRIPTION: | | | | store\_canopy\_desc | **OPERATING DATA** | | | | | |
| NO. OF FUEL DISPENSERS: | | | | store\_no\_fuel | GALLONS FUEL DISPENSED PER MONTH: | | | | gallon | |
| OTHER FEATURES: | | | | other\_const\_features | C-STORE & OTHER SALES PER MONTH: | | | | month\_sales | |
|  | | | |  |  | |  | |  | |
| **SALE ANALYSIS** | | | | | | | | | | |
|  | | | | | |  | | | | |
| ADJUSTED PRICE / SF GBA: | | | adj\_price\_sf\_gba | | | FUEL SALES MULTIPLIER: |  | | fuel\_sales\_mult | |
|  | | |  | | | C-STORE SALES MULTIPLIER: |  | | store\_sales | |
|  | | | | | | | | | | |
| **COMMENTS** | | | | | | | | | | |
|  | | | | | | | | | | |
| Sale Comments | | | | | | | | | | |
|  | | | | | | | | | | |
| CONFIRMATION SOURCE: | | confirm\_1\_source | | | | | | VERIFIED BY: | | confirm\_by |
|  | | confirm\_2\_souce | | | | | |  | | confirm\_date |