**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 | | | |
| OCCUPANCY TYPE: | occupancy\_type | | | |
|  | | | | |
| **SALE INFORMATION** | | | | |
|  | | | | |
| GRANTOR: | grantor | | | |
| GRANTEE: | grantee | | | |
| SALE PRICE: | sale\_price | | | |
| ADJUSTED PRICE: | eff\_sale\_price\_stab - adj\_price\_comment | | | | DATE OF SALE: | | record\_date sale\_status | | | |
| TERMS OF SALE: | type\_finance | | | | RECORDING: | | conv\_doc\_rec\_no conv\_doc\_type | | | |
| PROPERTY RIGHTS: | prop\_rights\_conv | | | | MARKETING TIME: | | market\_time | | | |
|  | | | | | | | | | | |
| **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 | | | |
| NET RENTABLE AREA (NRA): | | | | overall\_nra SF | LAND-TO-BLDG. RATIO: | | land\_build\_ratio\_primary to 1 | | | |
| NO. OF LEVELS: | | | | no\_stories | SITE ACCESS: | | site\_access | | | |
| TYPE OF CONSTRUCTION: | | | | const\_descr | SITE EXPOSURE: | | exposure | | | |
| QUALITY / CLASS: | | | | building\_quality / building\_class | SITE ORIENTATION: | | orientation | | | |
| CONDITION (Exterior / Interior): | | | | ext\_condition / int\_condition | **INCOME / EXPENSES** | | | | | |
| ELEVATOR: | | | | off\_elevator\_service | oe\_income\_actual\_proforma oe\_income\_source | | ANNUAL | | $ / SF NRA | |
| HVAC: | | | | off\_type\_hvac | PGI: | | oe\_pgi | | pgi\_sf\_nra | |
| PARKING RATIO: | | | | parking\_ratio | Vacancy: oe\_vacany\_pct | | oe\_vacancy\_credit\_loss | | vacancy\_sf\_nra | |
| OTHER FEATURES: | | | | other\_const\_features | EGI: | | oe\_egi | | egi\_sf\_nra | |
|  | | | | Expenses: oe\_expence\_ratio | | oe\_expences | | expence\_sf\_nra | |
|  | | | | NOI: | | oe\_total\_noi | | oe\_noi\_sf\_nra | |
|  | | | |  |  | |  | |  | |
| **SALE ANALYSIS** | | | | | | | | | | |
|  | | | | | |  | | | | |
| ADJUSTED PRICE / SF GBA: | | | adj\_price\_sf\_gba | | | CAP RATE: | cap\_rate | |  | |
| ADJUSTED PRICE / SF NRA: | | | adj\_price\_sf\_nra | | | EGIM: | egim | |  | |
|  | | | | | | | | | | |
| **COMMENTS** | | | | | | | | | | |
|  | | | | | | | | | | |
| sale\_comments | | | | | | | | | | |
|  | | | | | | | | | | |
| CONFIRMATION SOURCE: | | confirm\_1\_source | | | | | | VERIFIED BY: | | confirm\_by |
|  | | confirm\_2\_souce | | | | | |  | | confirm\_date |