

SANDICOR inc

INVESTMENT PROPERTY

Submitted to:

- Coronado East San Diego County Escondido Fallbrook
 North San Diego County San Diego Pacific Southwest
BUSINESS OPPORTUNITY Listing Input Form (Page 1)

TYP
PROPERTY
TYPE **21**

LISTING # _____ TRANSACTION # _____ (R) = Required Information

LO _____ LIST OFFICE NAME _____ LIST OFFICE PHONE _____
(R) LIST OFFICE #
LA _____ LIST AGENT NAME _____ NN _____ LIST AGENT PHONE _____
(R) LIST AGENT # LAST NAME (R) NICKNAME
HSN _____ STR _____ MCP _____ MCC _____ MCR _____
(R) ADDRESS # STREET NAME MAP CODE PAGE MAP CODE COLUMN MAP CODE ROW
COU _____ CIT _____ STE _____ ZIP _____
(R) COUNTY (R) CITY (R) STATE (R) ZIP CODE
LP _____ BNM _____ PLN _____
(R) LIST PRICE \$ (R) BUSINESS NAME (R) PRESENT LOANS \$
LD _____ BT _____ GE _____
(R) LIST DATE (MM/DD/YY) (R) TYPE OF BUSINESS (R) GROSS EQUITY
XD _____ SLS _____ DPM _____
(R) EXPIRE DATE (MM/DD/YY) (R) GROSS ANNUAL SALES (R) DOWN PMT. (DP) \$
HAY _____
(R) HAVE
MWT _____ COP _____
(R) MOTIVE/WANT EXTRA COPIES (100, 200, 300, 400, 500)

<p>Lease</p> <p>LTY _____ TYPE</p> <p>LEX _____ EXPIRES</p> <p>LDP _____ DEPOSIT</p> <p>LSP _____ PERCENT</p> <p>LOP _____ OPTION</p> <p>LSQ _____ SQ. FT.</p> <p>LPS _____ PSF</p> <p>LRN _____ MONTHLY RENT</p>	<p>Assets:</p> <p>CSH _____ CASH</p> <p>INV _____ INVENTORY</p> <p>ARC _____ ACCOUNTS RECEIVABLE</p> <p>EQU _____ EQUIPMENT</p> <p>LIM _____ LEASEHOLD IMP.</p> <p>RE _____ REAL ESTATE</p> <p>OAS _____ OTHER</p> <p>TAS _____ TOTAL</p>	<p>Liabilities:</p> <p>ACP _____ ACCOUNTS PAYABLE</p> <p>ACX _____ ACCRUED EXP.</p> <p>LTL _____ LONG TERM</p> <p>TL _____ TOTAL</p> <p>RTE _____ RETAINED EARNINGS</p>	<p>Employees:</p> <p>EMP _____ # OF EMPLOYEES</p> <p>EFT _____ EMP. FULL TIME</p> <p>EPT _____ EMP. PART TIME</p> <p>OWK _____ OWNER WORKS</p> <p>OTR _____ WILL OWNER TRAIN</p> <p>HLE _____ HOW LONG ESTAB.</p> <p>WPO _____ WITH PRESENT OWNER</p>
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ANNUAL INCOME STATEMENT: FYF _____ FYT _____
FISCAL YEAR FROM - TO -

<p>Actual:</p> <p>AGS _____ GROSS SALES</p> <p>ASC _____ - COST OF SALES</p> <p>AGP _____ = GROSS PROFIT</p> <p>ATE _____ - TOTAL EXPENSES</p> <p>ANI _____ = NET INCOME</p> <p>AOS _____ - OWNER'S SALARY</p> <p>AMS _____ - MANAGER'S SALARY</p> <p>AIN _____ - INTEREST</p> <p>ADP _____ - DEPRECIATION</p> <p>ATX _____ - SALES TAX</p> <p>AAN _____ = ADJUSTED NET INCOME</p>	<p>Projected:</p> <p>PGS _____ GROSS SALES</p> <p>PCS _____ - COST OF SALES</p> <p>PGP _____ = GROSS PROFIT</p> <p>PTE _____ - TOTAL EXPENSES</p> <p>PNI _____ = NET INCOME</p> <p>POW _____ - OWNER'S SALARY</p> <p>PMS _____ - MANAGER'S SALARY</p> <p>PIN _____ - INTEREST</p> <p>PDP _____ - DEPRECIATION</p> <p>PTX _____ - SALES TAX</p> <p>PAN _____ = ADJUSTED NET INCOME</p>	<p>Actual:</p> <p>ATR _____ RENT</p> <p>AUT _____ UTILITIES</p> <p>AIA _____ INS. JADV</p> <p>AEA _____ ACCOUNTING</p> <p>ASU _____ SUPPLIES</p> <p>APH _____ TELEPHONE</p> <p>ATL _____ TAX/LICENSE</p> <p>AER _____ EQUIP. RENTAL</p> <p>ARP _____ REPAIRS</p> <p>APR _____ PAYROLL</p> <p>APT _____ PAYROLL TAX</p> <p>AOT _____ OTHER</p> <p>AAE _____ TOTAL ANNUAL EXPENSES</p>	<p>Projected:</p> <p>PTR _____ RENT</p> <p>PUT _____ UTILITIES</p> <p>PIA _____ INS. JADV.</p> <p>PEA _____ ACCOUNTING</p> <p>PSU _____ SUPPLIES</p> <p>PPH _____ TELEPHONE</p> <p>PTL _____ TAX/LICENSE</p> <p>PER _____ EQUIP. RENTAL</p> <p>PRP _____ REPAIRS</p> <p>PPR _____ PAYROLL</p> <p>PPT _____ PAYROLL TAX</p> <p>POT _____ OTHER</p> <p>PAE _____ TOTAL</p>
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PRICE INCLUDES:

IGW _____ GOODWILL	ILC _____ LICENSE
IEQ _____ EQUIPMENT	ICN _____ C N T C
IIN _____ INVENTORY	IMC _____ M C A
ILV _____ LEASE VALUE	IOD _____ OTHER DESC.
IRE _____ REAL ESTATE	IOV _____ OTHER \$ VALUE
	PIT _____ TOTAL \$

(Continued on Page 2)



BUSINESS OPPORTUNITY Listing Input Form (Page 2)

LISTING # _____ TRANSACTION # _____ (R) = Required Information

EQ _____
EQUIPMENT

FXT _____
FIXTURES

PRK _____
PARKING

ZON _____ APN _____ SPH _____ CSO _____
ZONING APN SHOW PHONE (R) COMM. TO SELLING OFFICE

R01 _____
REMARKS LINE 1

R02 _____
REMARKS LINE 2

R03 _____
REMARKS LINE 3

R04 _____
REMARKS LINE 4

R05 _____
REMARKS LINE 5

R06 _____
REMARKS LINE 6

R07 _____
REMARKS LINE 7

R08 _____
REMARKS LINE 8

R09 _____
REMARKS LINE 9

R10 _____
REMARKS LINE 10

R11 _____
REMARKS LINE 11

R12 _____
REMARKS LINE 12

R13 _____
REMARKS LINE 13

R14 _____
REMARKS LINE 14

R15 _____
REMARKS LINE 15

R16 _____
REMARKS LINE 16

R17 _____
REMARKS LINE 17

R18 _____
REMARKS LINE 18

R19 _____
REMARKS LINE 19

R20 _____
REMARKS LINE 20

- (R) **BTP** TYPE OF BUSINESS
- A. RETAIL
 - B. WHOLESALE
 - C. RESTAURANT
 - D. LIGHT INDUSTRIAL MFG
 - E. HEAVY INDUSTRIAL MFG
 - F. FRANCHISE
 - G. INDUSTRIAL WAREHOUSE
 - H. OFFICE
 - I. BUSINESS SERVICE
 - J. FOOD SERVICE
 - K. MEDICAL
 - L. HISTORICAL
 - M. AUTO SALES/SERVICE
 - N. TRANSPORTATION
 - O. UTILITY
 - P. OTHER
 - Q. REMARKS
- (R) **COB** COMMISSION TO BUYERS BROKER
- A. YES
 - B. CALL LISTING OFFICE
 - C. NONE
- EF** EXISTING FINANCING
- A. CONVENTIONAL
 - B. FHA
 - C. VA
 - D. STATE VETERAN
 - E. FIXED RATE
 - F. ARM
 - G. GPM
 - H. AID
 - I. LAND CONTRACT
 - M. PRIVATE
 - N. OTHER
 - O. CLEAR
 - P. REMARKS

- FLZ** FLOOD ZONE
- A. KNOWN HAZARD
 - B. HAZARD UNKNOWN
 - C. REMARKS
- GHZ** GEO HAZARD ZONE
- A. KNOWN HAZARD
 - B. HAZARD UNKNOWN
 - C. REMARKS
- HT** HEAT
- A. CENTRAL FORCED AIR GAS
 - B. CENTRAL FORCED AIR ELEC
 - C. RADIANT
 - D. WALL
 - E. HEAT PUMP
 - F. BASEBOARD
 - G. FLOOR FURNACE
 - H. OTHER
 - I. REMARKS
- LCA** LOCATION
- A. CORNER
 - B. INDUSTRIAL PARK
 - C. BUSINESS PARK
 - D. NEIGHBORHOOD SHOPPING CENTER
 - E. REGIONAL SHOPPING CENTER
 - F. STRIP CENTER
 - G. FREE STANDING
 - H. REMARKS
- LSZ** LOT SIZE
- A. 0.25 ACRE OR LESS
 - B. 0.25 + THROUGH 0.50 ACRE
 - C. 0.50 + THROUGH 0.75 ACRE
 - D. 0.75 + THROUGH 1.50 ACRES
 - E. 1.50 + THROUGH 2.50 ACRES
 - F. 2.50 + THROUGH 5.00 ACRES
 - G. 5.00 + THROUGH 10.0 ACRES
 - H. 10.0 + THROUGH 20.0 ACRES
 - I. ABOVE 20 ACRES/SEE REMARKS

- (R) **LTP** LISTING TYPE
- A. EXCLUSIVE RIGHT
 - B. EXCLUSIVE AGENCY
 - C. OPEN LISTING
 - D. PROBATE
- (R) **PHO** PHOTO CODE
- A. 1 PHOTO TO BE TAKEN
 - B. SUPPLEMENT PHOTO TO BE TAKEN
 - C. NO PHOTO REQUESTED
 - D. 1 PHOTO SUBMITTED
 - E. 1 SKETCH/PLAT SUBMITTED
 - F. SPEC INSTRUCTIONS/WRITE OR CALL BRD
- PKG** PARKING
- A. METERED
 - B. PUBLIC
 - C. PRIVATE
 - D. ON SITE
 - E. STREET
 - F. UNDERGROUND
 - G. OTHER
 - H. REMARKS
- SFI** SOURCE OF FINANCIAL INFO
- A. TAX RETURN
 - B. ACCOUNTANT
 - C. OWNER
 - D. LIMITED INFO
 - E. OTHER
 - F. REMARKS
- SHW** SHOW
- A. CALL LISTING OFFICE
 - B. KEY IN LISTING OFFICE
 - C. APPT WITH OCCUPANT
 - D. APPT WITH LISTING OFFICE
 - E. GATE PASS
 - F. CALL FIRST
 - G. WITH ACCEPTED OFFER
 - H. REMARKS

- SLI** SALE INCLUDES
- A. BUILDING
 - B. LAND
 - C. EQUIPMENT
 - D. INVENTORY
 - E. LEASES
 - F. LICENSES/PERMITS
 - G. OTHER
 - H. REMARKS
- SSF** SOURCE OF \$0 FT
- A. TAX RECORD
 - B. OWNER
 - C. PLANS
 - D. TAPED
 - E. BUYER TO VERIFY
 - F. OTHER
 - G. REMARKS
- TRM** TERMS
- A. CTNL
 - B. CTNL
 - C. CTNL
 - D. OWNER MAY CARRY 1ST
 - E. OWNER MAY CARRY 2ND
 - F. ASSUMABLE 1ST
 - G. ASSUMABLE 2ND
 - H. ASSUMABLE OTHER
 - I. FHA
 - J. VA
 - K. STATE VETERAN
 - L. AID
 - M. LEASE OPTION
 - N. EXCHANGE UP
 - O. EXCHANGE DOWN
 - P. LAND CONTRACT
 - Q. SUBMIT
 - R. USE EXISTING LENDER
 - S. V. CASH
 - T. V. OTHER
 - X. REMARKS

ATTENTION RECIPROCAL MEMBERS

SANDICOR'S BUSINESS HOURS FOR RECIPROCAL MEMBERS ARE MONDAY THRU FRIDAY, 9 A.M. TO 4:30 P.M. M-F

IF YOU HAVE MATTERS THAT REQUIRE YOU TO COME DOWN TO OUR OFFICE, **PLEASE CALL AHEAD SO THAT WE CAN VERIFY YOU HAVE ALL YOUR CORRECT PAPERWORK.** NOTE THE TURN AROUND TIME FOR **ALL** APPLICATIONS AND LISTINGS IS **48 HOURS**. PLEASE SUBMIT YOUR LISTING BY MAIL OR LEGIBLE FAX. ONLY LISTINGS THAT ARE COMPLETE AND LEGIBLE CAN BE INPUT INTO THE MLS.

THANK YOU FOR YOUR COOPERATION.

RECIPROCAL SERVICES ARE DONE **ONLY** AT THE ADDRESS BELOW:

SANDICOR, Inc.
5414 OBERLIN DR. SUITE 150
SAN DIEGO, CA 92121
TEL: 858-622-6200 • FAX: 858-622-6222
EMAIL: recip@sandicor.com
WWW.SANDICOR.COM



5414 OBERLIN DR. SUITE 150
San Diego, Ca 92121
TEL: 858-622-6200 • FAX: 858-622-6222
www.sandicor.com

**RECIPROCAL OFFICE HOURS:
MONDAY - FRIDAY 9:00 A.M. – 4:30 P.M.**

ALL reciprocal services; Keycard, Lockbox, listing inputs, searches and technical computer questions, are rendered only to reciprocal agents who have established an account with SANDICOR, Inc. Those who do not have an account established must allow up to 48 hours to process their application before any services can be provided.

Please Fax the following forms to us & please be sure the following items accompany your completed application:

- **The Reciprocal Application**
 - **Reciprocal Fee Form: with the services checked off that you want.**
 - **A Letter of Good Standing from the MLS that you are a member of.**
 - **A copy of your DRE license or Appraiser Certification**
- **Each listing submitted requires a minimum of one exterior photo of the subject property. Up to 20 photos may be included. Please email photo(s) to recip@sandicor.com.**

APPLICATIONS THAT ARE INCOMPLETE OR MISSING REQUIRED DOCUMENTATION CANNOT BE PROCESSED.

RECIPROCAL MLS APPLICATION

SANDICOR, Inc.

EMAIL: recip@sandicor.com

5414 Oberlin Dr., Suite 150

San Diego, CA 92121

TEL: 858-622-6200 • FAX: 858-622-6222

www.sandicor.com

For SANDICOR, Inc. Office Use Only

Office ID Number _____ Agent ID Number _____

* Please attach a copy of your DRE License or Appraiser Certification
& a letter of good standing from your MLS.

INCOMPLETE APPLICATIONS CANNOT BE PROCESSED.

Agent/Appraiser Name _____

Applicant Residence Address _____

City _____ State _____ Zip _____

Agent Phone (___ ___ ___) ___ ___ ___ - ___ ___ ___ Fax (___ ___ ___) ___ ___ ___ - ___ ___ ___

DRE License # / Cert # _____

Email: _____ Web Page: _____

Office Name _____

Office Address _____

Suite _____ City _____ State _____ Zip _____

Office Phone (___ ___ ___) ___ ___ ___ - ___ ___ ___ Fax (___ ___ ___) ___ ___ ___ - ___ ___ ___

Designated Broker _____

Current Association/MLS Name _____

Address _____ City _____ State _____ Zip _____

I am aware of the rules contained within the California Master Reciprocal MLS Agreement, and agree to abide by them.

** Agent Signature _____ Date ____/____/____

Having read the California Reciprocal Agreement, I authorize the above to participate with Sandicor Regional MLS. I understand that I am ultimately responsible for his/her actions.

** Broker Signature _____ Date ____/____/____

Contact Mailing Address
(Please Check)

Res: _____

Or

Office: _____

(If left unchecked
all notices will be
sent to the office)

SANDICOR, Inc.

*****Reciprocal Hours: Monday – Friday 9:00 A.M. – 4:30 P.M.*****

5414 Oberlin Dr., Suite 150

SAN DIEGO, CA 92121

TEL: 858-622-6200 • FAX: 858-622-6222

www.sandicor.com

RECIPROCAL FEES

CHECK SERVICES NEEDED

- Reciprocal Listing Input\$50.00
- Sentricard \$10.00 (plus tax)
- If you want Sentricard mailed.....** \$10.00 (additional)
- Sentricard Access Fee (6 Months)..... \$50.00** **Required for Sentricard**
- Card Reader..... \$25.00 (plus tax) **Required for Sentricard**
- Lockbox Deposit \$100.00 per Box***

\$20.00 first month \$5.00 each additional month until lockbox is returned

- Staff Performed Searches/CMA Reports.. \$20.00 (includes first 20 pages)
(no direct agent access) \$.50 ea. Additional page
- Token-..... \$35.00 (plus tax)

Required for online access

- ON-LINE Access (circle one) **\$150.00 (per Quarter)**
\$100.00 (2 months)
\$50.00 (1 month)

***Prorated Monthly – Based on month access begins.**

Quarterly Access Fees will be billed December 1st for Jan/Feb/March, March 1st for April/May/June, June 1st for July/August/Sept, September 1st for October/November/December.

****Key fee prorated quarterly**

*****Key service required for Lockbox rental**

I hereby authorize SANDICOR, Inc. to charge to my account noted below for those services I may request.

Participant Name _____

Visa/MC # _____ - _____ - _____ Exp ____/____

American Express/Discover _____ Exp ____/____

Cardholder Signature _____ Date _____

SANDICOR, Inc. MLS Rules Reminders

◆ Accuracy of Information:

By submitting a form into the MLS Data base, the listing broker certifies all of the information on the form is accurate to the best of the listing broker's knowledge. The listing broker shall immediately upon receipt of the first print full listing verify the correctness and advise the MLS of any errors, omissions or corrections.

◆ Detail on Listing Filed with the Service:

Electronically input data or a property data form, when filed with the service by the listing broker, shall be complete in every detail as specified on the property data form including full gross listing price, listing expiration date, compensation offered to other broker participants and any other item required to be included as determined by the Board of Directors of SANDICOR, Inc.. Incomplete listing are ineligible for publication in the MLS and subject to immediate removal.

◆ Change of Listing Status:

Listing brokers shall submit any change in listed price or other change in the original listing agreement to the MLS within twenty-four (24) hours after the authorized change is received by the listing broker. By submitting such changes to the MLS, the listing broker represents that the listing contract has been modified in writing to reflect such change or that the listing broker has obtained other legally sufficient written authorization to make such change.

◆ Reporting of Sales:

The listing broker shall report sales within twenty-four (24) hours to the MLS.

All Changes to a listing need to be in writing or email. No changes can be done via Voice Mail left on the Reciprocal Staff's Voice Mail.

Fax # 858-622-6222
Email: recip@sandicor.com

**The complete set of SANDICOR, Inc Rules are available at www.sandicor.com

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