



Commercial Property Information Form

1. Property Details

- **Property Type:**

Office Retail Industrial Warehouse Mixed-Use

Hospitality Land Multi-Unit

Other:

- **Full Address:**

- **City/Town/Village/Other:**

- **State/Province/Other:**

- **Country:**

- **Postal Code/Other:**

- **Year Built:**

- **Lot Size (ft or Meters):**

- Building Size (Above Grade):

- Number of Floors (Basement, 1st Floor, 2nd Floor, 3rd Floor):

2. Ownership & Legal Information

- Full Name(s) of All Owner(s):

- Email(s) of All Owner(s):

- Phone Number(s) of Owner(s):

- Ownership Type: Freehold Leasehold Other:

- **Title/Deed Number (all):**

- **Liens/Encumbrances:** Yes No

- If yes, explain:

3. Property Features

Building Features

- **Parking:** Yes No — If yes: Number of parking spots:

- **Loading Docks:** Yes No Other:

- **Elevators:** Yes No

- **Security System:** Yes No

- **Fire Safety Compliant:** Yes No

- **HVAC System:** Yes No

- Warehouse Height (if available):

Utilities

- Electricity: Connected Not Connected
- Water: Connected Not Connected
- Sewer: Municipal Septic Not Connected Other:

- Internet: Fiber Cable DSL None Other:

4. Financial Information. Includes all;

- Asking Price (USD):

- Annual Property Taxes:

- Annual Operating Expenses:

- Rental Income (if leased):

- Monthly Income:

- Lease Expiry Date(s):

- Current Occupancy: Occupied Vacant

- Tenant Details (If available):

5. Additional Property Information

- Renovations / Improvements (If any):

- Environmental Assessments (if any):

- Restrictions / Easements (If any):

- **Nearby Amenities / Business Districts:**

- **Special Selling Conditions (If any):**

6. Other Property Descriptions (If any)

Please include any additional descriptive details you want buyers to know:

7. Optional Agent Assistance

If the subject property located at

has not sold within 60 days of being listed on the 4U2 Inc. Global FSBO platform, the Owner(s) may request assistance from a licensed real estate agent or brokerage to list the property on the MLS (Multiple Listing Service).

If the Owner(s) choose to proceed with MLS listing assistance, 4U2 Inc. may introduce the Owner(s) to a licensed real estate professional. Any listing agreement, commission structure, and terms will be discussed and agreed upon directly between the Owner(s) and the licensed real estate agent or brokerage.

4U2 Inc. may receive a finder's fee from the licensed real estate professional if a listing agreement is established.

8. Owner(s) & Witness Declaration of Owner(s) or Buyer(s)

I confirm that the information provided is true and accurate.

Owner(s) Signature: _

Witness Signature:

Owner(s) Name (Print):
Name (Print):

Witness

Date: _____

Seal (if Available)

Disclaimer: *The information given here, although believed to be accurate, is not warranted to be so. Information contained herein is provided as a guideline only and independent advice concerning particular details of importance to Buyers or Owners should be sought.*