



Investment Property Information Form

1. Property Overview

- **Property Category:**

Commercial Investment Residential Investment Mixed-Use

Development Land Redevelopment Opportunity Rental Portfolio

Short-Term Rental Asset Other:

- **Full Property 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):**

- **Expansion or Development Potential:** Yes No

If yes, explain:

2. Ownership & Legal Structure

- **All Owner (s) / Entity Name (s):**

- **Ownership Type:** Individual Corporation Partnership Trust

Other:

- **Email(s) of all Owner(s):**

3. Property Features & Specifications

Building Features

- **Construction Type:** Concrete Steel Wood Mixed

Other:

- **Condition:** New Good Needs Renovation Major Repairs Needed

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

- **Elevators:** Yes No

- **Security Features:** Cameras Key Card Access Alarm System

Staffed Security Other

- **Fire Safety Compliance:** Yes No

- **Accessibility Features (Local Standards):** Yes No

Utilities & Infrastructure

- **Electricity:** Connected Not Connected Separate Meters

Other

- **Water:** Connected Separate Meters Included

Other

- **Sewer:** Municipal Septic Other

- **Internet Availability:** Fiber Cable DSL None Other

- **Backup Power:** Generator Solar None Other

4. Investment & Financial Information for the Past 12 Months

- **Asking Price (USD):**

- **Current Market Value (if appraised):**

- **Annual Property Taxes:**

- **Annual Operating Expenses:**

- **Insurance Cost (annual):**

Rental & Income Information

- **Current Monthly Income:**

- **Annual Gross Income:**

- **Net Operating Income (NOI):**

- **Cap Rate:** _____ %

- **Projected Income Growth (5-Year Estimate):**

Tenant / Lease Details

- **Occupancy Rate:** _____ %

- **Vacancy Rate:** _____ %

- **Lease Types:** Long-Term Short-Term Mixed Other

- **Lease Expiry Summary:**

- Average Rent Per Unit / Per Space:

- Security Deposits Held:

5. Development or Value-Add Potential

- Approved Permits:

- Zoning Allowances (If available):

- Highest and Best Use Analysis (if known):

- Redevelopment Potential:

- **Planned or Completed Improvements:**

6. Environmental & Compliance Information

- **Environmental Assessments Conducted?** Yes No If yes, results summary:

- **Property Compliance with Local Regulations:** Yes No Notes:

7. Additional Property Insights

- Nearby Commercial Hubs, Schools, Transit, Airports, etc.:

- Special Selling Conditions or Requirements (If any):

- **Other Descriptions or Marketing Highlights (If any):**

8. 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.

9. Owner(s) & Witness Declaration of Owner(s) and Buyer(s)

I certify that the information provided above 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.*