

Parcel #: _____

Address: _____

Seller: _____

Buyer: _____

Sale Date: _____

Sale Price: _____

How was the property marketed? _____

How long was the property marketed? _____

What was the asking price? _____

How was the sale price determined? _____

Was this a sale between relatives/friends/business partners? Yes No

If Yes, detail: _____

Was either party compelled to buy or sell this property? Yes No

What, if any, personal property was included in the above sale price? _____

Was business value or goodwill included in the sale price? Yes No

Are there any plans to redevelop or change the use of this property? Yes No

If Yes, explain: _____

Was payment in cash or financed under normal terms? Yes No

If No, explain: _____

Was this transaction part of a Starker exchange? Yes No

Was there any contamination on the property? Yes No

If Yes, explain: _____

Please describe any other items you feel are relevant to the purchase of this property, which are not covered above.

Form Completed By: _____ Telephone: _____

Email: _____

If this property is leased please assist our office by completing the data requested below. This information will help us determine income, expenses and capitalization rates required on properties bought and sold in Madison. If a pro forma or operating statement is available, please submit them also.

Potential Gross Income (PGI): (as fully occupied):	\$	_____
Actual or Expected Vacancy Loss (_____ %):	\$	_____
Other Income (i.e., laundry, parking, etc. not included in PGI):	\$	_____
Effective Gross Income (EGI): (PGI less vac. plus other inc.) :	\$	_____
Operating Expenses: (Provide individual expenses, if available)		
Admin/Management:	\$	_____
Repairs/Maintenance:	\$	_____
Utilities:	\$	_____
Insurance:	\$	_____
Real Estate Taxes:	\$	_____
Replacement Reserves:	\$	_____
Other (detail on back):	\$	_____
Total Operating Expenses:	\$	_____
Net Operating Income: (EGI less Operating Expenses)	\$	_____

Above Information is for Year: _____

Information is: Actual Estimated