



COMMERCIAL/INDUSTRIAL TRANSLATIONS

ZONING INFORMATION

STATUS

ER	EXCLUSIVE RIGHT (formerly A) - Remains ER until it expires or the agent changes it
EA	EXCLUSIVE AGENCY - Remains EA until it expires or the agent changes it
C	CONTINGENT - Purges from the system 12 months after contract date
T	TEMPORARILY OFF MARKET - Remains T until it expires or the agent changes it
WC	WITHDRAWN CONDITIONAL - Changes to expired on the expiration date
WU	WITHDRAWN UNCONDITIONAL - Changes to expired on the expiration date
X	EXPIRED - Purges from the system 6 months after expiration date
P	PENDING - Purges from the system 12 months after contract date
S	CLOSED - Purges from the system 12 months after actual close date
H	HISTORY - Remains in the system an additional 24 months after CLOSED

COMPASS POINT

E	EAST
N	NORTH
S	SOUTH
W	WEST

LAND USE CODES

		310	HOTEL C1
		311	HOTEL C2
		312	HOTEL C3
		320	DELUXE HOTEL
		321	MOTEL
		325	CASINO
		330	GENERAL SERVICE
CLARK	CLARK COUNTY	335	PROFESSIONAL/BUSINESS
NYE	NYE COUNTY	338	FINANCIAL
OTHER	OTHER	340	ENTERTAINMENT
		345	RECREATION
		350	REGIONAL SHOP
		355	NEIGHBORHOOD SHOP
NEW	NEW	358	RETAIL SHOP
RE	RESALE	359	MISCELLANEOUS WHOLESALE
BS	BUILT TO SUIT	360	RESTAURANTS
UC	UNDER CONSTRUCTION	365	FOOD & BEVERAGE
		370	AUTOMOTIVE
		375	SERVICE STATION
		378	BUIDING/CONSTRUCTION
COMMERC	COMMERICAL	380	RECREATIONAL VEHICLE
HEAVIND	HEAVY INDUSTRIAL	385	CONDOMINIUM
HIGHWAY	HIGHWAY	399	OTHER

BUILT DESCRIPTION

ZONING

COMMERC	COMMERICAL
HEAVIND	HEAVY INDUSTRIAL
HIGHWAY	HIGHWAY
HOTEL	HOTEL
LGHTING	LIGHT INDUSTRIAL
OTHER	OTHER
PROFESS	PROFESS
PUD	PUD
RURAL	RURAL

ZONING AUTHORITY

COMMERC	COMMERCIAL
HEAVIND	HEAVY INDUSTRIAL
HIGHWAY	HIGHWAY
HOTEL	HOTEL
LGHTIND	LIGHT INDUSTRIAL
OFFICE	OFFICE
OTHER	OTHER
PROFESS	PROFESSIONAL
PUD	PUD
RETAIL	RETAIL
RURAL	RURAL



GENERAL INFORMATION

PROPERTY DESCRIPTION

5000+	INDUSTRIAL OVER 5000 SQFT
5000-	INDUSTRIAL UNDER 5000 SQFT
COMMERC	COMMERCIAL
CONDO	CONDOMINIUM
MINIWAR	MINI WAREHOUSE
OFCBLDG	OFFICE BUILDING
OFCWARE	OFFICE WAREHOUSE
OTHER	OTHER
SHOPANC	SHOPPING ANCHORED
SHOPNOA	SHOPPING NOT ANCHORED

SALE INCLUDES

APPLIAN	APPLIANCES CLO INVENTORY
BLD&LND	BUILDING AND LAND
BLDONLY	BUILDING ONLY
EQUIPMT	EQUIPMENT CLO INVENTORY
EXSTFIX	EXIST FIXTURES CLO INVENTORY
EXSTFUR	EXIST FURNISHINGS CLO INVENTORY
EXSTLSE	EXIST TENANT LEASE CLO
OTHER	OTHER
SIGNS	SIGNS CLO INVENTORY

EXISTING USE DESCRIPTION

AUTOBLD	AUTOMOTIVE BUILDING
BAR	BAR
BEAUTY	BEAUTY/BARBER
CONDO	OFFICE BUILDING/CONDO
MANUFAC	MANUFACTURING
MEDBLDG	MEDICAL BUILDING
MOBLPRK	MOBILE HOME PARK
MOTEL	MOTEL/HOTEL
MULTUSE	MULTI-USE
OFCBLDG	OFFICE BUILDING
OTHER	OTHER
PROFESS	PROFESSIONAL SERVICES
RESTRNT	RESTAURANT
SINGUSE	SINGLE USE
WAREHSE	WAREHOUSE

LOCATION DESCRIPTION

ARTERAL	ARTERAL
BUSCEN	BUSINESS CENTER
DOWNTWN	DOWNTOWN
HWYFRNT	HIGHWAY FRONTAGE
INDPARK	INDUSTRIAL PARK
INTFRNT	INTERSTATE FRONTAGE
OTHER	OTHER
PAD	PAD
PROFESS	PROFESSIONAL
RR/SPUR	ABUTTING RR/SPUR
SHOPCEN	SHOPPING CENTER

LOADING DESCRIPTION

CONVEYR	CONVEYOR SYSTEMS
DOCKDR	DOCK HIGH DOOR
DRIVEDR	DRIVE IN DOOR
FRGTELV	FREIGHT ELEVATOR
GRDLVL	GRADE LEVEL
OHCRANE	OVERHEAD CRANE
OPNDOCK	OPEN DOCK
OTHER	OTHER
OVERHDR	OVERHEAD DOOR
RAILSID	RAILSIDING

FINANCIAL INFORMATION

1ST ENCUMBRANCE DESCRIPTION

AITD	AITD/WRAP (All Inclusive Trust Deed)	IONLY	INTEREST ONLY
ARM	ARM/VRM/GRP	NAMOR	NEGATIVE AMORTIZATION
BALLN	BALLOON PAYMENTS	NOASM	NOT ASSUMABLE
CALL	CALL PROVISIONS	NOESC	ASSUMABLE/WILL NOT ESCALATE
CONV	CONVENTIONAL	PRIV	PRIVATE
ESCAL	ASSUMABLE/INTEREST ESCALATE	QUAL	ASSUMABLE W/QUALIFYING
F&C	FREE AND CLEAR	RECT	RECORDED/DEED OF TRUST
FHAVA	FHA/VA		



2ND ENCUMBRANCE DESCRIPTION

AITD	AITD/WRAP (All Inclusive Trust Deed)
ARM	ARM/VRM/GPM
BALLN	BALLOON PAYMENTS
CALL	CALL PROVISIONS
CONV	CONVENTIONAL
ESCAL	ASSUMABLE INTEREST ESCALATE
F&C	FREE AND CLEAR/NONE
FHAVA	FHA/VA
IONLY	INTEREST ONLY
NAMOR	NEGATIVE AMORTIZATION
NOESC	ASSUMABLE WILL NOT ESCALATE
OTHER	OTHER
PRIV	PRIVATE PARTY
QUAL	ASSUMABLE W/QUALIFYING

OTHER INCOME INCLUDES

CAMFEE	COMMON AREA FEE
CLEAN	CLEANING FEES
DEPOSIT	DEPOSITS FORFEITED
LATEFEE	LATE FEES
LAUNDRY	LAUNDRY MACHINES
LESOVER	LEASE OVERAGES
OTHER	OTHER
PRKGREE	PARKING FEE
STORAGE	STORAGE RENTAL
VENDING	VENDING MACHINES

FINANCING CONSIDERED

AITD	AITD/WRAP (All Inclusive Trust Deed)
BALLOON	BALLOON PAYMENTS
BUYDOWN	BUY DOWN
CASH	CASH ONLY
CONV	CONVENTIONAL
CTL	CASH TO LOAN
EXCH	EXCHANGE
INSTALL	INSTALLMENT SALE
JV	JOINT VENTURE
LSEOPT	LEASE OPTION
LSEPUR	LEASE PURCHASE
OWC	OWNER WILL CARRY
SPECADD	SPECIAL ADDENDUM
PRIV	PRIVATE

OPERATING EXPENSE INFORMATION

UTILITIES INCLUDE

ELEC	ELECTRIC
GAS	GAS
SEWER	SEWER
WATER	WATER

SERVICE CONTRACT INCLUDES

CABLE	CABLE
GARDN	GARDENER
LAUND	LAUNDRY
OTHER	OTHER
OTPAY	OTHER PAYROLL
PEST	PEST CONTROL
PHONE	PHONE
POOL	POOL
SATEL	SATELLITE
SECUR	SECURITY
TRASH	TRASH
VEND	VENDING MACHINES

EXPENSE SOURCES

ACCNT	ACCOUNT PROVIDED
BROKER	BROKER PROVIDED
CONTRC	SERVICE CONTRACT
LIMITD	INFORMATION LIMITED
MGMTCO	MANAGEMENT COMPANY
OTHER	OTHER
OWNER	OWNER PROVIDED
PROJCT	PROJECTION/PRO FORMA
RECORD	ACTUAL RECORD



ASSOCIATION FEE INCLUDES

ELEVTR	ELEVATOR SERVICE	SECGRD	SECURITY GUARD
GROUND	GROUNDS MAINTENANCE	SEWER	SEWER
INSUR	INSURANCE	TAXES	TAXES
MGMT	MANAGEMENT	TRASH	GARBAGE REMOVAL
REC	RECREATION FACILITIES	UTILS	UTILITIES
RESERV	RESERVE FUND	WATER	WATER

LISTING OFFICE INFORMATION

LOCKBOX

E	ELECTRONIC
M	MECHANICAL
B	BOTH
O	OTHER
N	NONE

SHOWING DESCRIPTION

ADVANC	ADVANCE NOTICE
AGENT	AGENT PRESENT
ALARM	ALARM SYSTEM
ANYTIM	ANYTIME
APONLY	APPOINTMENT ONLY
KEYCLA	KEY CALL LISTING AGENT
OTHER	OTHER
OWNER	OWNER PRESENT
RESTRI	RESTRICTED NOTICE
VACANT	VACANT
WRNDOG	WARNING DOG

OWNER LICENSEE?

Y	Owner of the property holds a real estate license
N	Owner of the property does NOT hold a real estate license
R	Owner of the property is related to a real estate licensee

PHOTO INTRUCTIONS

AGTPHOTO	Member will submit a photo using photolink
MLSPHOT	MLS will take one photo now at no charge
MULTIPL	MLS will take up to 7 photos for an additional fee
NOPHOTO	No photo will be taken or supplied
NOREADY	MLS will take one photo later when changed to MLSPHOT
PHOTGAT	MLS will attempt to contact agent for access

CONTINGENCY DESCRIPTION

COURT APPROVAL INSPECTIONS	COURT APPROVAL INSPECTIONS
RELEASE OF LIENS	RELEASE OF LIENS
SELL BUYER PROPERTY	SELL BUYER PROPERTY
SHORT SALE APPROVAL	SHORT SALE APPROVAL
ZONING APPROVAL	ZONING APPROVAL

COMBO L/B

COMBO L/B	COMBO LOCKBOX
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MISCELLANEOUS FEATURES

STORAGE DESCRIPTION

INSIDE	INSIDE
OUTSIDE	OUTSIDE

RESTROOMS DESCRIPTION

COM	COMMON
PUB	PUBLIC
PVT	PRIVATE

SECURITY DESCRIPTION

ALARM	SECURITY ALARM
GATE	SECURITY GATE
GUARD	SECURITY GUARD
LGHTNG SYSTEM	SECURITY LIGHTING SYSTEM



ADDITIONAL INFORMATION

PARKING DESCRIPTION

ASSIGN	ASSIGNED
COMAREA	COMMON AREA
COVERED	COVERED
GARAG/G	GARAGE/GROUND LEVEL
GARAG/U	GARAGE UNDER BUILDING
HANDCAP	HANDICAPPED PARKING
LEASED	LEASED PARKING AREA
METERED	METERED PARKING
OFFSITE	OFFSITE PARKING
ONSITE	ONSITE PARKING
OTHER	OTHER
PUBLIC	PUBLIC AVAILABLE
STREET	STREET PARKING

ROAD DESCRIPTION

2LANE	TWO LANE
4LANE	FOUR LANE
6LANE+	SIX LANE OR MORE
CURBOFF	CURB OFFSITES
DIRT	DIRT
DIVIDED	DIVIDED
GRAVEL	GRAVEL
INTERCH	INTERCHANGE
LIGHTS	STREET LIGHTING
MEDIAN	MEDIAN CUT
ONEWAY	ONE-WAY STREET
OTHER	OTHER
PAVED	PAVED
SIDEWLK	SIDEWALKS

CONSTRUCTION DESCRIPTION

ALUMFRM	ALUMINUM FRAME
ALUMSID	ALUMINUM SIDING
BLOCK	BLOCK
BRICK	BRICK
CONCRFL	CONCRETE SLAB FLOOR
ENERGY	ENERGY FEATURES
FIRESPK	FIRE SPRINKLERS
FREESTD	FREE STANDING
FRMSTUC	FRAME & STUCCO
SPAN+PO	CLEAR SPANPOST
SPANPO	CLEAR SPAN NO POST
STEEL	STEEL
TILTUP	PRE-CAST/TILT-UP
WOODFLR	WOOD FLOOR
WOODFRM	WOOD FRAME

LAND INFORMATION

ASSESSM	ASSESSMENT
DEED	DEED RESTRICTIONS
DICIDBL	DIVIDABLE
EXPANSN	EXPANSION AREA
IRREG	IRREGULAR LOT
LNDLEAS	LAND LEASE
OTHRMK	OTHER SEE REMARKS
RESTCOV	RESTRICTIVE COVENANTS

OCCUPANCY DESCRIPTION

100%OCC	FULLY OCCUPIED
50+VAC	OVER 50% VACANT
50VAC	UNDER 50% VACANT
COE	CLOSE OF ESCROW
DATE	SPECIFIC DATE
MIXTEN	MIXED TENANTS
OTHER	OTHER
OWNVAC	OWNER WILL VACATE
TENVAC	TENANT WILL VACATE
VACANT	VACANT

LEASE DESCRIPTION

%LEASE	PERCENTAGE LEASE
CPI	CPI
GROSS	GROSS
LSEESC	LEASE ESCALATION
MOD3NET	MODIFIED TRIPLE NET
MODGROS	MODIFIED GROSS
NET	NEW LEASE
NOLEASE	NO LEASES
STEP-UP	STEP UP
SUB-LEAS	SUBLEASE
TRINET	TRIPLE NET

LEASE DESCRIPTION

1-3YRS	1-3 YEARS
10+	10 YEARS OR MORE
4-6YRS	4-6 YEARS
6-10YR	6-10 YEARS
6-12MO	6-12 MONTHS
MO-MO	MONTH TO MONTH
OPTIONS	OPTIONS



TENANT PAYS DESCRIPTION

BLDG TAX	BUILDING TAXES
CAM FEE	COMMON AREA MAINTENANCE
ELEC	ELECTRIC
FIRE INS	FIRE INSURANCE
GAS	GAS
JANITOR	JANITORIAL
LAND TAX	LAND TAXES
LIAB INS	LIABILITY INSURANCE
OTHER	OTHER
OUTREPR	OUTSIDE REPAIRS
PARKING	PARKING
ROOFREP	ROOF REPAIRS
SEWER	SEWER
SIGNS	LEASED SIGNS
TRASH	TRASH REMOVAL
TRINET	TRIPLE NET
WATER	WATER

DOCUMENTS AVAILABLE

AERIALS	AERIALS
APPRAIS	APPRAISAL
BLDPLAN	BUILDER PLANS
ENVIR	ENVIRONMENTAL STUDY
INVEN	INVENTORY
LEASE	EXISTING LEASE
OPERSTM	OPERATING STATEMENT
OTHER	OTHER
PLTPLAN	PLOT PLAN
PROFILE	PROPERTY PROFILE
PROFORM	PRO FORMA
SURVEY	SURVEY
TITLE	TITLE REPORT
TOPO	TOPOGRAPHY
TRAF CNT	TRAFFIC COUNT

HEATING DESCRIPTION

2+UNITS	2 OR MORE UNITS
CENTRAL	CENTRAL
EVAP	EVAPORATIVE
INDIV	INDIVIDUAL REGULATING
NONE	NO HEATING
OTHER	OTHER
REFRIG	REFRIGERATION
WALL	WALL
WINDOW	WINDOW UNIT

HEATING FUEL DESCRIPTION

ELEC	ELECTRIC
GAS	GAS

WATER

PUBLIC	PUBLIC WATER
WELL	PRIVATE/COMMUNITY WELL

SEWER

PUBLIC	SEWER
SEPTIC	SEPTIC

ELECTRICITY DESCRIPTION

3PHASE	3 PHASE
AUXPWR	AUXILIARY POWER
COGEN	CO/GENERATED
SINGLE	SINGLE

UTILITY INFORMATION

BOILERS	BOILERS
CABLETV	CABLE TV
OTHER	OTHER
PHONE	TELEPHONE



CONTINGENT/PENDING/SOLD INFORMATION

SOLD TERMS

AITD	AITD/WRAP (ALL INCLUSIVE TRUST DEED)
CASH	CASH
CNOFSLE	CONTRACT OF SALE
CONV	CONVENTIONAL
CTL	CONTRACT OF SALE
EXCH	EXCHANGE
LSEOPT	LEASE OPTION
OTH	OTHER
OWC	OWNER WILL CARRY
PRIV	PRIVATE

PROPERTY CONDITION

EXCL	EXCELLENT
FAIR	FAIR
GOOD	GOOD
POOR	POOR