



## BUSINESS OPPORTUNITY TRANSLATIONS

### ZONING INFORMATION

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**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 agent changes
WC	WITHDRAWN CONDITIONAL - Changes to expired on the expiration date
WU	WITHDRAWN UNCONDITIONAL - Changes to expired on the expiration date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

**ZONING AUTHORITY**

BC	BOULDER CITY
CCO	CLARK COUNTY
CLV	CITY OF LAS VEGAS
HND	HENDERSON
MSQ	MESQUITE
NLV	NORTH LAS VEGAS
OTH	OTHER

**COUNTY**

CLARK	CLARK COUNTY
NYE	NYE COUNTY
OTHER	OTHER

**ZONING**

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

### GENERAL INFORMATION

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**SALE INCLUDES**

ASSETS	ASSETS
BUILDNG	BUILDING
BUSINES	BUSINESS
FIXTURE	FIXTURES
FRANCHS	FRANCHISE
INVENT	INVENTORY
LAND	LAND
LEASE	LEASE
LIABLTY	LIABILITIES
MACHINE	MACHINERY/EQUIPMENT
NAME	NAME
OTHER	OTHER

**LEASE TERMS**

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
OTHER	OTHER



**TYPE OF BUSINESS**

AUTO	AUTOMOTIVE
BAR	BAR/COCKTAIL
BDTRADE	BUILDING TRADES
BEAUTY	BEAUTY/BARBER
CLEANER	CLEANERS/LAUNDRY MAT
CONSTOR	CONVENIENCE STORE
GASSTA	SERVICE STATION
HOTEL	HOTEL/MOTEL
MANUFAC	MANUFACTURING
OTHER	OTHER
RECREAT	RECREATIONAL
RESTRNT	FOOD/RESTAURANT
RETAIL	RETAIL
SERVICE	GAS STATION
WHOESL	WHOLESALE

**LEASE TYPE**

%LEASE	PERCENTAGE
CPI	CPI
CURLEAS	CURRENT LEASE
GROSS	GROSS
LSEESC	LEASE ESCALATION
MOD3NET	MODIFIED TRIPLE NET
MODGROS	MODIFIED GROSS
NET	NET
NOLEASE	NO LEASE
STEPUP	STEP UP
SUBLEAS	SUBLEASE
TRINET	TRIPLE NET

**FINANCIAL INFORMATION**

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**OPERATING EXPENSE INCLUDES**

ACCNTLG	ACCOUNTING LEGAL
ADVERTS	ADVERTISING
CAMFEE	COMMON AREA
EQP/LSE	EQUIPMENT RENTAL/LEASES
INSURNC	INSURANCE
JANITOR	JANITORIAL SERVICE
MANITNC	MAINTENANCE/REPAIRS
OTHER	OTHER
OTHWAGE	OTHER WAGES
OWNSAL	OWNER'S SALARY
PAYRLTX	PAYROLL TAXES
RNTLEAS	RENT/LEASE
SUPPLIE	SUPPLIES
TAX/LIC	TAXES/LICENSES
UTLPHON	UTILITIES/PHONE

**DATA PROVIDED BY**

ACCNT	PROVIDED BY ACCOUNTANT
LIMITD	LIMITED INFORMATION
OTHER	OTHER
OWNER	PROVIDED BY OWNER
TAXRET	TAX RETURNS

**FINANCING CONSIDERED**

CASH	CASH ONLY
CTL	CASH TO LOAN
EXCH	EXCHANGE
OTHER	OTHER
SELLFIN	SELLER FINANCED

**LISTING OFFICE INFORMATION**

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**LOCKBOX**

E	ELECTRONIC
M	MECHANICAL
N	NONE
B	BOTH
O	OTHER

**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

**INTERNET**

Y	Listings will show on LasVegasRealtor.com and Realtor.com
N	Listings will not show on the Internet

**COMBO L/B**

COMBO L/B	COMBO LOCKBOX
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**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

**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

**SHOWING DESCRIPTION**

ADVANCE AGENT	ADVANCE NOTICE AGENT PRESENT
ALARM	ALARM SYSTEM
ANYTIME	ANYTIME
APPONLY	APPOINTMENT ONLY
KEYCLA	KEY CALL LISTING AGENT
KEYSAFE	KEY SAFE
OTHER	OTHER
OWNER	OWNER PRESENT
RESTRIC	RESTRICTED HOURS
VACANT	VACANT
WARNDOG	WARNING DOG

**ADDITIONAL INFORMATION**

**BUSINESS FORM**

CORPOR	CORPORATION
PARTNER	PARTNERSHIP
SOLOWNR	SOLE OWNERSHIP

**MANAGEMENT AVAILABLE**

MGRSTAY	MANAGER WILL STAY
OTHER	OTHER
OWNSTAY	OWNER WILL STAY
OWNTRAIN	OWNER WILL TRAIN

**LICENSES REQUIRED**

BR&WINE	BEER AND WINE
FRANCHS	FRANCHISE/DEALERSHIP
FULLLIQ	FULL LIQUOR
HEALTH	HEALTH PERMIT
LIMGAM	LIMITED GAMING
OTHER	OTHER
UNLMGAM	UNLIMITED GAMING

**PARKING DESCRIPTION**

METERED	METERED
NONE	NONE
OFFSITE	OFFSITE
OTHER	OTHER
PUBLIC	PUBLIC

**LOCATION DESCRIPTION**

BUSDIST	BUSINESS DISTRICT
COMMERC	COMMERCIAL AREA
INDAREA	INDUSTRIAL AREA
INDPARK	INDUSTRIAL PARK
RESIDNT	RESIDENTIAL AREA
SHOPCEN	SHOPPING CENTER
SHOPMAL	SHOPPING MALL

**LIST OFFICE PACKAGE INCLUDES**

ACCTPAY	ACCOUNTS PAYABLE
ACCTREC	ACCOUNT RECEIVABLE
APPRBUS	APPRAISALS/BUSINESS
APPRSRE	APPRAISAL REAL ESTATE
ASSIGNM	ASSIGNMENTS
BALSHET	BUILDING SHEETS
BLDGLSE	BUILDING LEASE
CHATEL	CHATELS
CONTING	CONTINGENCIES
CORPMIN	CORPORATION MINUTES
EQUPLSE	EQUIPMENT LEASE
FLRPLAN	FLOOR PLAN
FRANAGR	FRANCHISE AGREEMENT
LOANINF	LOAN INFORMATION
LOCALMP	LOCAL MAP
LSTEQU	LIST OF EQUIPMENT
OTHER	OTHER
PHOTO	PHOTO OF ASSETS
PLATMAP	PLAT MAP
PROFLOS	PROFIT AND LOSS STATEMENTS
SIGNLSE	SIGN LEASE
TAXBLPP	TAX BILLS PERSONAL PROPERTY
TAXBLRE	TAX BILLS REAL ESTATE
TAXRET	TAX RETURNS
TRAFcnt	TRAFFIC COUNT



**LEASE INFORMATION**

ASMASGN	ASSUMABLE/ASSIGNABLE
CAMFEE	COMMON AREA FEES
CPIADJ	CPI ADJUSTMENT
ESCAL	ESCALATION CLAUSE
LSEOPT	LEASE WITH OPTION
NEWLSE	NEW LEASE TO BUYER
NOTASM	NOT ASSUMABLE/ASSIGNABLE
OTHCHRG	OTHER CHARGES
OTHER	OTHER

**TENANT PAYS**

BLDG TAX	BUILDING TAXES
ELEC	ELECTRIC
ELEVATR	ELEVATOR
FIREINS	FIRE INSURANCE
GAS	GAS
GLASSIN	GLASS INSURANCE
INDSREP	INSIDE REPAIRS
LANDTAX	LAND TAXES
LIABLIN	LIABILITY INSURANCE
OTHER	OTHER
OUTSREP	OUTSIDE REPAIRS
ROODREP	ROOF REPAIRS
SEWER	SEWER
TRASH	TRASH REMOVAL
WATER	WATER

**EXTERIOR**

DUMPOWN	DUMPSTER OWNED
DUMPRNT	DUMPSTER RENTED
FENCED	FENCED
FUELPMP	FUEL PUMPS
LNDSPRK	LANDSCAPE SPRINKLERS
OTHER	OTHER
SECLGHT	SECURITY LIGHTING
SINLSE	SIGN LEASED
SIGNOWN	SIGN OWNED
SIGNSAL	SIGN INCLUDED W/SALE
STORAGE	STORAGE

**LOT LOCATION DESCRIPTION**

ANCHCEN	ANCHORED CENTER
CORNER	CORNER
FREESTD	FREE STANDING
INTER	INTERIOR
OTHER	OTHER
STRPCEN	STRIP CENTER

**DAYS CLOSED**

FRI	FRIDAY
HOLIDAY	HOLIDAYS
MON	MONDAY
NONE	NONE
PARTDAY	PARTIAL DAYS
SAT	SATURDAY
SUN	SUNDAY
THURS	THURSDAY
TUES	TUESDAY
WED	WEDNESDAY

**NUMBER OF EMPLOYEES**

1-10	1 - 10
11-20	11-20
21-30	21-30
31+	31 OR MORE
NONE	NONE
NOUNION	NONUNION
OTHER	OTHER
OWNER	OWNER
UNION	UNION

**MISCELLANEOUS DESCRIPTION**

220VOLT	220 VOLT POWER
3PHASE	3 PHASE
440VOLT	440 VOLT POWER
FIRESPK	FIRE SPRINKLER SYSTEM
HANDRES	HANDICAPPED RESTROOMS
NONE	NONE
OTHER	OTHER
PRVREST	PRIVATE RESTROOMS
PUBREST	PUBLIC RESTROOMS

**RAIL SERVICE DESCRIPTION**

MAINLN	MAINLINE
NONE	NONE
OTHER	OTHER
SIDING	SIDING
SPUR	SPUR



**UTILITIES INFORMATION**

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**HEATING DESCRIPTION**

CENTRAL	CENTRAL
EVAP	EVAPORATIVE
INDIV	INDIVIDUAL REGULATING
NONE	NONE
OTHER	OTHER
REFRIG	REFRIGERATION
WALL	WALL
WINDOW	WINDOW
ZONED	ZONED

**WATER**

PUBLIC	PUBLIC WATER
WELL	WELL

**SEWER**

PUBLIC	PUBLIC SEWER
SEPTIC	SEPTIC

**HEAT FUEL DESCRIPTION**

ELEC	ELECTRIC
GAS	GAS

**CONTINGENT/PENDING/SOLD INFORMATION**

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**SOLD TERMS**

CASH	CASH
EXCH	EXCHANGE
OTH	OTHER
OWC	OWNER WILL CARRY