

馬折扣房地產

[www.madiscountralty.com](http://www.madiscountralty.com)

**MADISCOUNT REALTY**

**Tuan T. Le**  
**Real Estate Broker / Sales**

Phone: 617-872-9067

Fax: 617-479-5302

Email: [sales@madiscountralty.com](mailto:sales@madiscountralty.com)

Mail to:

PO Box 484

Milton, MA 02186

50% Commission Rebate on Transactions over \$500,000; 35% Commission Rebate on Transactions under \$500,000; \$295 Listing Services; \$2,500 Flat Fee Listings. 50 %的佣金回扣交易超過 \$500,000; 35 %的佣金回扣交易 \$500,000; \$295元上市服務; \$2500單位收費一覽



**BU BUSINESS OPPORTUNITY LISTING INPUT FORM**

\* Denotes Required Fields

Listing Number \$295 Listing in MLS

Revised 01/11/2007

List Office Name MADISCOUNT REALTY List Agent Name Tuan T. Le

\*List Office ID NB 3874 Mail to: PO Box 484 Milton, MA 02186 Fax to: 617-479-5302  
E-mail: listings@madiscountrealty.com

\*List Agent ID BB 807127 \*List Price

\*List Date  /  /  \*Expiration Date  /  /

- \*Type of Listing Agreement
- |   |   |
|---|---|
| <input type="checkbox"/> A-Exclusive Right To Sell                                  | <input type="checkbox"/> G-Facilitation/Exclusive Right To Sell   |
| <input type="checkbox"/> B-Exclusive Right To Sell With Named Exclusion             | <input type="checkbox"/> H-Facilitation/Exclusive Right To Sell With Named Exclusion                        |
| <input type="checkbox"/> D-Exclusive Agency   | <input type="checkbox"/> I-Facilitation/Exclusive   |
| <input type="checkbox"/> E-Exclusive Right To Sell With Variable Rate of Commission | <input checked="" type="checkbox"/> J-Facilitation/Exclusive Right To Sell With Variable Rate of Commission |
| <input type="checkbox"/> F-Exclusive Right To Sell With Dual Rate of Commission     | <input checked="" type="checkbox"/> K-Facilitation/Exclusive Right To Sell With Dual Rate of Commission     |

\*Entry Only  Yes  No  
If entering YES in the Entry Only field you are hereby indicating that this listing is an Entry Only Listing and as such you will be providing no other services to the seller other than the entering of this listing into the MLS system. Please refer to Sec. 1.0 (b) Note 2 and the Definitions section of the Rules & Regulations for more information.

Where incomplete, we will enter data based on the information from the Public Records Assessment and Sales Report

\*House #  \*Street Name  Parcel ID Number / PIN (Max. 36 characters)

\*Town  \*State  \*Zip Code  -  Zip 4  Area

\*Directions (Max. 100 characters)

- \*Type of BU (choose only one)
- |  |   |   |  |  |
|--|---|---|--|--|
| <input type="checkbox"/> A-Hotel/Motel             | <input type="checkbox"/> D-Beauty Services  | <input type="checkbox"/> G-Laundry/Dryclean | <input type="checkbox"/> J-Package Store       | <input type="checkbox"/> M-Other (See Rmk) |
| <input type="checkbox"/> B-Restaurant w/Liquor     | <input type="checkbox"/> E-Retail/Wholesale | <input type="checkbox"/> H-Health Center    | <input type="checkbox"/> K-Convenience/Grocery | <input type="checkbox"/> N-Concessions     |
| <input type="checkbox"/> C-Restaurant w/Out Liquor | <input type="checkbox"/> F-Service          | <input type="checkbox"/> I-Bar/Lounge       | <input type="checkbox"/> L-Auto Retail         |  |

\*Sub-Agency Relationship Offered  Yes  No Select No to protect owner from vicarious liabilities

- Sub-Agent Showing
- A-Call List Office
  - C-Call List Agent
  - K-Call MA-Pass 508-389-1780
  - L-Other (See Rmk)
  - M-Call Centralized Showing Service at 888-866-8388

- Buyer's Agent Showing
- A-Call List Office
  - C-Call List Agent
  - K-Call MA-Pass 508-389-1780
  - L-Other (See Rmk)
  - M-Call Centralized Showing Service at 888-866-8388

- Facilitator Showing
- A-Call List Office
  - C-Call List Agent
  - K-Call MA-Pass 508-389-1780
  - L-Other (See Rmk)
  - M-Call Centralized Showing Service at 888-866-8388

Special Showing Instructions (Max. 100 characters)

Revised 01/11/2007

**BU Listing Input Form, Page 2**

**\*Year Established**

**\*Approx. Lot Size (Sq. Ft.)**

**\*# Parking Spaces**

**\*Specific Zoning Code**

**Gross Annual Income \$**

**Building Sq. Ft.**

**Traffic Count/Day**

**\*Zone Description or Title**

- A-Legal Conforming
- B-Legal Non-Conforming
- C-Other (See Rmk)

**Gross Annual Expenses \$**

**# of Restrooms**

**Handicap Accessible**

- Yes  No

**Real Estate Included**

- Yes  No

**Net Operating Income \$**

**# of Loading Docks**

**Elevator**

- Yes  No

**Related MLS Listing #**

**Special Financing**

- Yes  No

**# Drive in Doors**

**Equip List Avail.**

- Yes  No

**Business Hours**

**Inventory Included**

- Yes  No

**Owner Training**

- Yes  No

**Location**

- A-Downtown
- B-Urban
- C-Suburban
- D-Rural
- E-Park
- F-Shopping Mall
- G-Strip
- H-Historic
- I-Industrial Park
- J-Office Park
- K-Free Standing
- L-Interstate
- M-Highway Access
- N-Public Transportation

**Utilities**

- A-Public Water
- B-Private Water
- C-Public Sewer
- D-Private Sewer
- E-Water Available
- F-Sewer Available
- G-Natural Gas
- H-Bottled Gas
- I-110 Volts
- J-220 Volts
- K-440 Volts
- L-Three Phase
- M-Other (See Rmk)

**Documents in Hand**

- A-Site Plan
- B-Aerial Photo
- C-Soil Survey
- D-Environmental Site Assessment
- E-Septic Design
- F-Investment Analysis
- G-Feasibility Study
- H-Arch Drawings
- I-Load Stress Analysis
- J-Tax Return
- K-Accountant Provided
- L-Owner Provided
- M-May Show Books
- N-Pro. Forma
- O-Limited Information
- P-Lease Agreement
- Q-None

**Facilities**

- A-Kitchen
- B-Vault
- C-Conference
- D-Lobby
- E-Lounge
- F-Exercise
- G-Locker
- H-Meeting
- I-Office
- J-Other (See Rmk)

**Building**

- A-Brick
- B-Frame
- C-Masonry
- D-Steel
- E-Pre-Cast
- F-Historic
- G-Subdivided
- H-Clear Span
- I-Other (See Rmk)

**System**

- A-Telephone
- B-Security
- C-Security Lights
- D-Wet Sprinkler
- E-Dry Sprinkler
- F-Conveyor
- G-None

**Terms**

- A-Assumable
- B-Seller 1st
- C-Seller 2nd
- D-Option Available
- E-Rent w/Option
- F-Joint Venture
- G-Special
- H-Lease
- I-Month-to-Month
- J-Other (See Rmk)

**Tenant Expenses**

- A-Taxes
- B-Taxes over Base
- C-Heat
- D-Air Conditioning
- E-Electric
- F-Sewer
- G-Water
- H-Insurance
- I-Janitorial
- J-Trash Service
- K-Snow Removal
- L-Parking
- M-Expenses over Base
- N-Escalator

**Reason for Selling**

- A-Retirement
- B-Personal
- C-Relocation
- D-Consolidating
- E-Health
- F-Other (See Rmk)

**Form**

- A-Corporation
- B-Sub S Corporation
- C-Partnership
- D-Sole Owner
- E-Other (See Rmk)

**Special Licenses**

- Yes
- No
- Other (See Rmk)

**\*Basement**

- Yes  No

**Basement Description**

- A-Full
- B-Partial
- C-Mixed
- D-Other (See Rmk)

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**BU Listing Input Form, Page 3**

**\*Sub-Agent Compensation**

**\*Buyer's Agent Compensation**

**\*Facilitator Compensation**

**\*Seller Disclosure Declaration**

Yes  No

Where incomplete, we will enter data based on the information from the Public Records Assessment and Sales Report

**Disclosures**

(Max. 100 characters)

**Exclusions**

(Max. 100 characters)

**Remarks**

(Max. 500 characters)

**Firm Remarks**

(Max. 100 characters)

**Team Member ID**

\*Tip\* - Enter your team member's AGENT ID in the TEAM MEMBER ID field and H3MLS will show their full contact information in any reports.