

INVESTOR - TOOLS

PROPERTY ANALYSIS FORM - INDUSTRIAL BUILDING

Project:

Address:

Building Size:

Total SF:

Land Size:

Land SF:

Office:

Acres:

Production:

Warehouse:

Other:

Year Built:

Ceiling Height:

Sprinkler System:

Loading:

Parking:

Tailboard Docks:

Ceilings and Roofs:

Drive-in Docks:

Walls and Windows:

Column Spacing:

Floors:

Rail Siding:

Plumbing:

Fenced Area:

Outside Storage:

Type of Gas:

Water Supply:

Sewer System:

Electric Power:

Type of Heat:

Waste Disposal:

Type of Transaction:

Sale:

Option to Purchase:

Full Service Lease (Gross Lease) :

Net Lease:

Ground Lease:

Sublease:

Assignment of Lease:

Build-to-Suit:

Sale/Leaseback:

Exchange:

Rental Rate:

Per SF:

Tenant Improvement Allowance:

Rent Concessions:

Taxes:

Insurance:

Asking Price:

Total:

Per SF:

Cap Rate Assumed for Transaction:

Estimated Cost for Modernization:

Owner Financing Available:

Percentage of Equity Required:

Expected Cash on Cash Return:

Expected Internal Rate of Return: