

2600' GBA.

Date: ___/___/___ Listing Agent: Ann Forcellino Listing Office: CBBB18

* - denotes required fields

LOCATION

Display Location: Yes No

*Street Address: 166 BANK ST Unit Number: _____ *State: MA Country: _____

*City: ATTLEBORO *Postal Code: 02703 *Nearest MSA: Attleboro

*County: Attleboro Submarket: _____

- Submarket Type:
- Airport District
 - Central Business District
 - Foreign Trade Zone
 - Historic District
 - Port District
 - Redevelopment District
 - Suburban
 - Other

GENERAL INFORMATION

*Listing End Date: 11/16/24 *Listing Name: Office Bldg Tax ID#APN: _____

- *Office Type:
- Business Park
 - Executive Suites
 - Governmental
 - High-Tech
 - Institutional
 - Medical
 - Mixed Use
 - Flex Space
 - Net Leased
 - Office Building
 - Research & Development
 - Other

- *Property Use Type:
- Net Leased (NNN)
 - Investment
 - Vacant/Owner-User
 - Business

Zoning: GB Building Name: _____

- *Property Status: (select one)
- Existing
 - Under Construction
 - Under Renovation
 - Proposed

- Class of Space: (select one)
- Class A
 - Class B
 - Class C
 - Class D
 - Class E

Gross Bldg Area: _____ *
 *Bldg Size (RSF): 2600' GBA *
 Core Factor: _____
 Total Land Size: 15,800
 Total Land Size Units: Acres SF

*Sale Price: \$ 415,000

- *Sale Terms:
- Cash to Seller
 - Purchase Money Mortgage
 - Owner Financing
 - Build-to-Suit
 - Sale/Leaseback
 - Other

- Display Price: Yes No
 Up for Auction: Yes No
 Distressed Property: Yes No
 LEED Certified: Yes No

* Gross Bldg Area - Property records.

Cap Rate: _____ %
 Tenancy: Single Tenant Multiple Tenant
 Percent Occupied: _____ %
 Smallest Unit Available: _____ sq. ft.

Property Overview: (4000 char max.)

Well maintained Signature Bldg NEAR DOWNTOWN ATTLEBORO
 EASY ACCESS TO MAIN HIGHWAYS. PRESENT USE ACCOUNTING OFFICE
 and has 2 suites with ^{TRAIN STATION} SEPARATE ELECTRIC METERS!
 SPRINKLERED, NEW CENTRAL A/C, CARPETS, & THERMATEX. PANE
 windows. WALLS CAN BE REMOVED FOR OPEN SPACE,
 EXTERIOR WALLS REFINISHED. LARGE PARKING LOT & HANDICAP
 ACCESSIBLE RAMP.
 OTHER USES: DENTAL, CHIROPYACON, PHYSICAL THERAPY,
 DAYCARE, FOODSERVICE, COUNSELING, FINANCIAL, SCHOOLS &
 CHURCH GROUPS.

Agent Notes: (1024 char max.)

AREA & LOCATION

Market Type: Rural
 Small
 Medium
 Large
 Mega

Property Located Between: _____

Side of Street: North
 South
 East
 West
 Northeast
 Southeast
 Northwest
 Southwest

Road Type: Paved
 Gravel
 2-Track
 Private
 Highway
 Highway Interchange
 Highway Service Drive
 Outlot
 Cul-de-sac
 Other

Property Visibility: Excellent
 Good
 Fair

Transportation: Bus
 Shuttle
 Rail
 Highway
 Airport
 Taxi
 Water/Ferry
 Other

Highway(s) Access: (1024 char max)

EASY ACCESS

Airports: _____

Site Description: (4000 char max)

well maintained

Area Description: (4000 char max)

well maintained

BUILDING RELATED

Total Number of Buildings: 1 Number of Stories: _____ Typical SF / Floor: _____ Year Built: _____ Year Renovated: _____

- Roof Type: (select one) Arched _____ Sawtooth
 Flat _____ Barrel Shell
 Gable _____ Folded Plate
 Gambrel _____ Domes
 Hip _____ Other
 Mansard
- Construction/Siding: Aluminum Siding Concrete - Tilt up _____ Modular _____ Wood Frame
 Block _____ Curtain _____ Panelized _____ Wood Siding
 Brick _____ Granite _____ Steel Frame _____ Wood Shingle
 Brick/Vinyl Siding _____ Marble Stone _____ Other
 Brick/Aluminum Siding _____ Metal/Glass _____ Stresskin
 Concrete _____ Metal Siding _____ Vinyl Siding

Exterior Description: (4000 char max)

Newly Refinished

Parking Ratio: _____ Parking Type: _____ Roof-Top _____ Surface _____ Other
_____ Structure _____ Underground

Parking Description: (1024 char max)

Angled Parking

Total Parking Spaces: _____ Ceiling Height: _____ Loading Doors: _____ Loading Docks: _____

- Heat Type: _____ Electricity
 Gas
 Oil
 Gravity
 Hot Water
 Solar
 Space Heaters
 Steam
 Suspended Radiant Heaters
 Other
- Heat Source: _____ Baseboard
 Central
 Wall Units
 Ceiling Units
 Radiant
 Heat Pump
 Other
- Air Conditioning: Air Curtain
 Engineered System
 Evaporative Cooler
 Package Unit
 Window Unit
 Other
- Internet Access: _____ Cable
 DSL
 ISDN
 Satellite
 T1/T3
 Gigabit
 Dialup
 Other

Interior Description: (4000 char max)

well maintained, 2 suites

LAND RELATED

Zoning Description: (4000 char max)

GB

Lot Frontage: _____ ft. Lot Depth: _____ ft.

Topography: (select one) _____ Gently Sloping _____ Steep
 _____ Hilly _____ Undulating
 _____ Level _____ Other
 _____ Rolling

Soil Type: (select one) _____ Clay _____ Rock
 _____ Gravel _____ Stone
 _____ Loam _____ Sandy
 _____ Mixed _____ Other
 _____ Muck

Easements: _____ Pipelines _____ Utilities
 _____ Electric Lines _____ Preservation
 _____ Ingress/Egress _____ Environmental
 _____ Water Rights _____ Other

Easements/Encumbrances Description: (4000 char max)

N/A

Land Ownership: _____

Legal Description: (4000 char max)

N/A

FINANCIALS

Finance Data Year: N/A Real Estate Taxes - Annual: \$ _____ Tax Value Land: \$ \$
 Tax Value Improvements: \$ _____ Tax Value Personal Property: \$ _____ Assessed Value - Total: \$ 279,200
 Potential Rental Income: \$ _____ Net Operating Income: \$ _____ Gross Operating Income: \$ _____

Actual or Proforma Year: Actual Proforma

Lender Name: _____ Loan Amount: \$ _____
 Down Payment: \$ _____ Annual Debt Service: \$ _____ Interest Rate (APR): _____ % Loan Due Date: ____ / ____ / ____
 Amortization Period: _____ Gross Multiplier: _____

TENANT PROFILE

Business Name: N/A Contact Name: _____
 Contact Title: _____ Phone Number: _____ Toll-Free Number: _____
 Website URL: _____

- Industry Type: Agriculture/Forestry/Fishing/Hunting Transportation and Warehousing Education Services
 Mining Information Health Care and Social Assistance
 Utilities Finance and Insurance Arts, Entertainment, and Recreation
 Construction Real Estate and Rental and Leasing Accommodation and Food Services
 Manufacturing Professional/Scientific/Technical Services Public Administration
 Wholesale Trade Management of Companies and Enterprises Other Services
 Retail Trade Admin/Support/Waste Management Services

Is Renting? Yes No

Annual Revenue: \$ _____ Employees Total: _____ Employees at Location: _____ Year Founded: _____ Suite Number: _____
 SF of Space Occupied: _____ sq. ft. Current Rent: \$ _____ Per Sq. Ft. Lease Expiration: ____ / ____ / ____
MM YYYY

Escalations: (4000 char max)

N/A

Options: (4000 char max)

N/A

TENANT PROFILE (cont.)

Tenant Notes: (4000 char max)

Large empty box for tenant notes with some handwritten initials in the top left corner.

CONTACTS

- Contact Type: Primary Contact
- Secondary Contact
- Tertiary Contact
- Architect
- Developer
- Property Manager
- Owner

Agent Full Name: Ann Forcellino / Broker Associate

Company Name: White Cowell Banker Commercial

Street Address 1: 1985 Menden Rd

Municipality/City: Cumberland

State or Province: RI Postal Code: 02804

Phone: 401-258-2332 Email: _____

Web Site: _____

SELLER(S) AGREE(S) ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF THEIR KNOWLEDGE OR AGREE(S) TO CHANGES IN ORIGINAL AGREEMENT. The broker has gathered the above information to the best of his/her ability based on information provided from other sources, including but not limited to the seller. This should in no way be a substitution for independent inquiries by the buyer.

<u>[Signature]</u>	Seller Signature	Date: <u>4/18/24</u>
_____	Seller Signature	Date _____
_____	Seller Signature	Date _____
_____	Seller Signature	Date _____
_____	Seller Signature	Date _____
_____	Seller Signature	Date _____

