



Investment Property Information Form

1. Property Overview

- **Property Category:**

Commercial Investment Residential Investment Mixed-Use

Development Land Redevelopment Opportunity Rental Portfolio

Short-Term Rental Asset Other:

- **Full Property Address:**

- **City/Town/Village/Other:**

- **State/Province/Other:**

- **Country:**

- **Postal Code/Other:**

- **Year Built:**

- **Lot Size (ft or Meters):**

- **Building Size (Above Grade):**

- **Number of Floors (Basement, 1st Floor, 2nd Floor, 3rd, Floor):**

- **Expansion or Development Potential:** Yes No

If yes, explain:

2. Ownership & Legal Structure

- **All Owner (s) / Entity Name (s):**

- **Ownership Type:** Individual Corporation Partnership Trust

Other:

- **Email(s) of all Owner(s):**

- **Phone Number(s) of all Owner(s):**

- **Title/Deed Number (All):**

- **Existing Liens/Encumbrances:** Yes No

If yes, provide details:

- **Is the property part of a larger investment portfolio?** Yes No

If yes, list associated properties:

3. Property Features & Specifications

Building Features

- **Construction Type:** Concrete Steel Wood Mixed

Other:

- **Condition:** New Good Needs Renovation Major Repairs Needed

- **Parking:** Yes No — If yes: Number of parking spots:

- **Elevators:** Yes No

- **Security Features:** Cameras Key Card Access Alarm System

Staffed Security Other

- **Fire Safety Compliance:** Yes No

- **Accessibility Features (Local Standards):** Yes No

Utilities & Infrastructure

- **Electricity:** Connected Not Connected Separate Meters

Other

- **Water:** Connected Separate Meters Included

Other

- **Sewer:** Municipal Septic Other

- **Internet Availability:** Fiber Cable DSL None Other

- **Backup Power:** Generator Solar None Other

4. Investment & Financial Information for the Past 12 Months

- **Asking Price (USD):**

- **Current Market Value (if appraised):**

- **Annual Property Taxes:**

- **Annual Operating Expenses:**

- **Insurance Cost (annual):**

Rental & Income Information

- **Current Monthly Income:**

- **Annual Gross Income:**

- **Net Operating Income (NOI):**

- **Cap Rate:** _____ %

- **Projected Income Growth (5-Year Estimate):**

Tenant / Lease Details

- **Occupancy Rate:** _____ %

- **Vacancy Rate:** _____ %

- **Lease Types:** Long-Term Short-Term Mixed Other

- **Lease Expiry Summary:**

- Average Rent Per Unit / Per Space:

- Security Deposits Held:

5. Development or Value-Add Potential

- Approved Permits:

- Zoning Allowances (If available):

- Highest and Best Use Analysis (if known):

- Redevelopment Potential:

- **Planned or Completed Improvements:**

6. Environmental & Compliance Information

- **Environmental Assessments Conducted?** Yes No If yes, results summary:

- **Property Compliance with Local Regulations:** Yes No Notes:

7. Additional Property Insights

- Nearby Commercial Hubs, Schools, Transit, Airports, etc.:

- Special Selling Conditions or Requirements (If any):

has not sold within 60 days of being advertised on the 4U2 Inc. Global FSBO platform, the Owner(s) may request assistance from 4U2 Inc. to be introduced to a licensed real estate agent or brokerage to list the property on the MLS (Multiple Listing Service).

If the Owner(s) choose to proceed with MLS listing assistance, 4U2 Inc. will introduce them to a licensed real estate professional. Any listing agreement, commission structure, and terms will be discussed and agreed upon in the listing agreement between the Owner(s) and the listing agent or broker.

4U2 Inc. may receive a finder's fee from the licensed real estate professional if a listing agreement is established.

Note: 4U2 Inc. is not a real estate brokerage or agent and does not charge any real estate commission. 4U2 Inc. provides marketing services only. By submitting this form, the Owner(s) grant 4U2 Inc. permission to display this property on its website and affiliate marketing channels.

By submitting this form, the Owner(s) confirm that:

- All information provided in this property form is true, accurate, and complete to the best of their knowledge.
- They have the legal right and authority to advertise and sell the property.
- 4U2 Inc. does not verify property information and is not responsible for any inaccuracies.
- 4U2 Inc. is not involved in any transactions, negotiations, or agreements between buyers and sellers.
- The Owner(s) agrees that 4U2 Inc. shall not be held liable for any loss, damages, or disputes arising from the property or any related interactions.
- The Owner(s) consent to being contacted by potential buyers, agents, or representatives of 4U2 Inc. regarding this property advertisement.

9. Owner(s) & Witness Declaration of Owner(s) and Buyer(s)

I certify that the information provided above is true and accurate.

Owner(s) Signature: _

Witness Signature:

Owner(s) Name (Print):
Name (Print):

Witness

Date: _____

Seal (if Available)

Disclaimers

- 1. The information given here, although believed to be accurate, is not warranted to be so. Information contained herein is provided as a guideline only and independent advice concerning particular details of importance to Owners or Buyers should be sought.*
- 2. The above information has been completed by the owner(s) of the property and 4u2 Inc. is not responsible for any information provided by the owner(s). 4u2 Inc. is held harmless.*

3. *4u2 Inc will not be responsible in paying any other taxes to the government related to the sale of the subject property. The owner is responsible for paying all legal fees and all other charges related to the selling of the subject property until the day of transfer. The buyer is responsible for all normal costs of buying the subject property.*