

SITE ANALYSIS

Attachments

Submitted

_____ Site Plan (Preliminary)

_____ Aerial Photos

_____ Surface Photos

_____ Area Diagram

_____ Area development map - update

_____ City street map

_____ Demographic report

_____ Survey (if applicable)

_____ Tax assessor's plat map

TO: _____

FROM: _____

Signed: _____

Date: _____

LOCATION OF SITE

(Front Street)

(Side Street)

City _____ County _____ State _____

Street Address (if applicable) _____

Far Corner _____ Near Corner _____ Inside Lot ___ Shopping Center Pad _____

SITE CHARACTERISTICS

(1) Dimensions: _____ x _____ = Total Area _____
Frontage Depth

(2) Grade: _____ feet above/below/same as (circle one) street level

(3) Soil conditions (Describe if unusual) _____

(4) Existing improvements to be demolished or removed (building, UG tanks, asphalt paving, foundations, trees, etc.) _____

(5) Existing improvements to be used or converted (building, paving, driveways, landscaping, etc.) _____

SITE ANALYSIS

If building conversion, gives details on separate sheet (include as-built floor and site plans).

SITE ANALYSIS

VISIBILITY OF SITE

- (1) Describe any obstructions to the visibility of the site upon approaching from both the near and far side traffic (adjacent buildings, billboards, trees, etc.)
Near side: _____
Far side: _____
- (2) Is there any freeway visibility? _____ Describe: _____

ACCESSIBILITY TO SITE

- (1) Describe left-turn access (median cut, middle 'suicide' lane, left-turn lane, protected left-turn lane, median barrier, no left turns, etc.). _____

- (2) Is site on 'going home' side of street? _____
- (3) Describe traffic control at or near site (signal, stop sign, none, etc.) _____

- (4) Is site in proximity to freeway access? _____ How far? _____
- (5) Describe any congestion at site (backed-up traffic, conflicting traffic patterns, etc.) _____

TRAFFIC

- (1) Average daily (24-hour) traffic (ADT) or other available count:
Primary Street _____ Secondary _____ Street _____

- Date and Source _____
- (2) Describe intensity of traffic (heavy, moderate, light)
Weekday 6 am - 2 pm _____
6 pm - 9 pm _____
Weekend 6 am - 2 pm _____
6 pm - 9 pm _____
- (3) Posted speed limit _____ MPH.

SITE ANALYSIS

- (4) Estimated actual speed of traffic _____ MPH.
- (5) Is the primary street a major commercial artery? _____
- (6) Number of traffic lanes: Near Side: _____ Far Side _____

ACTIVITY GENERATORS

- (1) Describe the shopping activity associated with the site (regional mall, community shopping center, neighborhood shopping center, strip commercial, etc.) and its location. _____

- (2) Have you talked with some of the operators in the area?_
Are there signs of vacant retail store space in the area? _____
- (3) Is the shopping activity the primary activity generator for the market area? _____

- (4) Is the site on the primary commercial street of the market area? _____
- (5) Is the site located between the major shopping area and the primary market population?_
- (6) Describe employment centers in the market area (office parks, strip office, downtown, high-rise office buildings, light industrial, etc.)

- (7) Other significant activity generators (hospital, college, amusement park, etc.) _____

COMPETITION

- (1) Straight-line distance to nearest existing or proposed (circle one) _____ miles, driving time _____ minutes to _____ (location).
- (2) List all direct and indirect competitors within a one-mile radius of proposed site.

SITE ANALYSIS

<u>NAME</u>	<u>DISTANCE FROM SITE</u>	<u>FRONT STREET</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

SEASONALITY

Is the site location subject to seasonal population shifts which would cause 'peaks and valleys' in sales? _____ If yes, explain: _____

DEMOGRAPHICS

Briefly describe the general character of the market population: _____

<u>Radius</u>	<u>Population</u>	<u>Med Age</u>	<u>Median Family Per Income</u>	<u>Persons Household</u>	<u>% Black</u>
1 Mile	_____	_____	_____	_____	_____
3 Mile	_____	_____	_____	_____	_____
5 Mile	_____	_____	_____	_____	_____

Attach copy of actual demographic report.

ZONING

- (1) Present zoning: _____
- (2) Does this zone allow restaurant use with drive-thru facility? _____

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If not, explain proposed re-zoning action: _____

(3) Are there any variances, conditional use permits, special use permits, etc. required?

If yes, explain: _____

EASEMENTS

Describe any easements which may affect the use of the property such as reciprocal parking, driveways, etc. : _____

VALUATION ANALYSIS (Estimate of Fair Market Value-FMV)

This sheet must be completed - 3 comparables - by Real Estate Representative prior to beginning negotiations.

COMPARABLE SALES OR LEASES

1. Location: _____

Size: _____ sq. ft. Dimensions: Front _____ ft. Depth _____ ft.

Total price paid \$ _____

Improvement estimate to create commercially useable parcel (cut, fill, etc.) \$ _____

Seller/Lessor _____

Buyer/Lessee _____

Date of Transaction _____

Special Conditions _____

2. Location: _____

Size: _____ sq. ft. Dimensions: Front _____ ft. Depth _____ ft.

Total price paid \$ _____

SITE ANALYSIS

Improvement estimate to create commercially useable parcel (cut, fill, etc.) \$ _____

Seller/Lessor _____

Buyer/Lessee _____

Date of Transaction _____

Special Conditions _____

Source of Information _____

Price paid per square foot \$ _____

Price paid per front foot \$ _____

3. Location: _____

Size: _____ sq. ft. Dimensions: Front _____ ft. Depth _____ ft.

Total price paid \$ _____

Improvement estimate to create commercially useable parcel (cut, fill, etc.) \$ _____

Seller/Lessor _____

Buyer/Lessee _____

Date of Transaction _____

Special Conditions _____

Source of Information _____

Price paid per square foot \$ _____

Price paid per front foot \$ _____

SUBJECT PROPERTY

Location: _____

Size: _____ sq. ft. Dimensions: Front _____ ft. Depth _____ ft.

Improvement estimate to create commercially useable parcel (cut, fill, etc.) \$ _____

Price paid per square foot \$ _____

SITE ANALYSIS

Price paid per front foot \$ _____

FMV Calculation and comments: (Attach separate sheet if necessary) _____

Estimate of FMV:

Total market value \$ _____

Value per square foot \$ _____

Value per front foot \$ _____

I, _____, a licensed Real Estate Broker or salesperson in the state of _____, state the following:

1) That I am entitled to a commission, fee, or remuneration in the amount of \$ _____ for the procurement of the SALES/LEASE Agreement dated between _____, hereinafter referred to as SELLER/LANDLORD and _____, hereinafter referred to as PURCHASER/TENANT for the PURCHASE/LEASE and sale of that

BROKER'S STATEMENT

certain Real Estate described in the above referenced Sales Agreement;

2) That the aforementioned commission, fee, or remuneration is due and payable from the SELLER/LANDLORD only, and the PURCHASER/TENANT has no obligation whatsoever for said commission, fee, or other remuneration for the procurement of the SALES/LEASE Agreement described in Paragraph 2, Except as noted below;

3) That I am, to the best of my knowledge, the only Broker or salesperson entitled to a commission, fee, or other remuneration for the procurement of the SALES/LEASE Agreement described in Paragraph 2, except as noted below.

4) That I have no agreement or understanding with any other person or entity to share the above mentioned commission, fee, or remuneration or to compensate, pay money to or give other valuable consideration to any other person for any reason related to or arising out of the SALES/LEASE Agreement referred to above, except as noted below.

5) That, to the best of my knowledge, no agent, servant, employee, officer, supplier, or licensee of _____ or any of its subsidiaries or affiliates have any interest in, connection with, or relation to, either direct or indirect, the SELLER/LANDLORD or any predecessor in the title of the SELLER/LANDLORD;

6) That I acknowledge that this Statement is being relied upon and considered by the PURCHASER/TENANT to enter into the SALES/LEASE Agreement described in Paragraph 2, above.

7) EXCEPTIONS: _____

_____ Date

_____ Broker or Salesperson

Signed this _____ day of _____, 19____, in the presence of _____

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Landlord/Seller _____

LEASE OR PURCHASE AGREEMENT ANALYSIS

Phone # _____

Address _____

Broker _____ Attorney _____

Phone # _____

Phone # _____

_____ Address _____

Address _____

Is purchaser/lease agreement CHI's standard form? _____ If not, does the agreement provide contingencies for:

- a) Building permits? _____
- b) Surveys and soil tests? _____
- c) Approval of all matters affecting title? _____
- d) Financing (if applicable)? _____
- e) Final approval of site by _____ management? _____

Explain any special conditions: _____

(1) PURCHASE

Purchase price \$ _____

Earnest money deposit \$ _____

Closing date _____

Purchase Price \$ _____

Est. building cost \$ _____

Est. site costs & utilities cost \$ _____

Est. equipment cost \$ _____

Est. landscape cost \$ _____

Est. sign cost \$ _____

Closing costs \$ _____

TOTAL INVESTMENT \$ _____

LEASE OR PURCHASE AGREEMENT ANALYSIS

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(2) BUILD-TO-SUIT

Base Rent Computation:

Land value \$ _____ capilatized @ _____ % = _____ annual rent

Improvements \$ _____ capitalized @ _____ % = _____ annual rent

Total annual rent \$ _____

Total monthly base rent \$ _____

Base Rental Escalations (monthly):

01 - 05 years \$ _____ 16 - 20 years \$ _____

06 - 10 years \$ _____ 21 - 25 years \$ _____

11 - 15 years \$ _____ 26 - 30 years \$ _____

Is landlord funding the total improvement cost? _____

Is there provision for construction cost overages? _____ If so, to what amount? _____

\$ _____ minimum annual rent vs _____ % of sales.

Sales breakpoint \$ _____ (Annual base rent divided by % factor)

Lease terms: _____ years. Options: _____

Explain escalation clause, if any: _____

(3) GROUND LEASE

Land value \$ _____ capilatized @ _____ % = _____ annual rent

= _____ monthly rent

Base Rent Escalations (monthly):

01 - 05 years \$ _____ 16 - 20 years \$ _____

06 - 10 years \$ _____ 21 - 25 years \$ _____

11 - 15 years \$ _____ 26 - 30 years \$ _____

Lease terms: _____ years. Options: _____

Explain escalation clause: _____

LEASE OR PURCHASE AGREEMENT ANALYSIS

(4) LAND AND BUILDING PURCHASE (CONVENTION)

Price for land and building \$ _____

Conversion costs (Est.) \$ _____

Closing costs \$ _____

TOTAL \$ _____

(5) LAND AND BUILDING LEASE (CONVERSION)

Rent for existing land & Building \$ _____

Additional contribution for conversion \$ _____

Additional rent (for conversion) \$ _____

TOTAL (min. annual rent) \$ _____

\$ _____ min. annual rent vs. _____% of sales.

Sales breakpoint \$ _____ (annual base rent divided by % factor)