

**TAX INFO**

<b>Tax Lot</b>		<b>Tax Block</b>	
<b>Tax Year</b>	2023	<b>Tax Ann Amount</b>	\$4,987.84
<b>Tax ID</b>	09-09-31-0-001-013.001	<b>Zoning</b>	None
<b>Zoning Desc</b>			

**BUSINESS**

<b>Business Name</b>	<b>Hours Days Of Operation Description</b>
<b>Lease Amount</b>	<b>Lease Amount Freq</b>
<b>Lease Expiration</b>	<b>Lease Assignable YN</b>
<b>Lease Renewal Option YN</b>	<b>Number Of Full Time Employees</b>
<b>Number Of Part Time Employees</b>	<b>Ownership Type</b>
<b>Seating Capacity</b>	<b>Year Established</b>
<b>Tenancy</b>	

**FINANCIAL INFO**

<b>Price / SqFt Sale</b>	<b>Price / SqFt Lease</b>
<b>Cap Rate</b>	<b>Gross Income</b>
<b>Gross Scheduled Income</b>	<b>Net Operating Income</b>
<b>Common Area Maintenance</b>	<b>Elec Expense</b>
<b>Insurance Expense</b>	<b>Licenses Expense</b>
<b>Maintenance Expense</b>	<b>Manager Expense</b>
<b>New Taxes Expense</b>	<b>Operating Expense</b>
<b>Other Expense</b>	<b>Pest Control Expense</b>
<b>Prof Management Expense</b>	<b>Supplies Expense</b>
<b>Trash Expense</b>	<b>Water Sewer Expense</b>
<b>Number Of Units Leased</b>	<b>Years Current Owner</b>
<b>Number Of Units Vacant</b>	<b>Total Actual Rent</b>
<b>Vacancy Allowance</b>	<b>Vacancy Allowance Rate</b>

**FARMING**

<b>Crops Includ YN</b>	<b>Farm Equipment</b>
<b>Grower</b>	

**REMARKS**

**Public Remarks** Prime commercial property and office space close to Interstate and City of Cullman, just steps from Terri Pines! Currently occupied on the main level; apartment in walk-out basement is move-in ready!!! The building and lot surrounding it to be parceled off out of larger tract by survey. All details pertinent to decision to be verified by buyer and/or their agent.

**Private Remarks** The building and lot surrounding it to be parceled off out of larger tract by survey. All details pertinent to decision to be verified by buyer and/or their agent.

**Private Office Remarks**

**HOA**

<b>Association YN</b>	No	<b>Association Fee</b>	
<b>Association Fee Frequency</b>		<b>Association Name</b>	
<b>Association Phone</b>			

**AUCTION**

<b>Buy It Now Price</b>	<b>Auction Time</b>
<b>Auction Date</b>	<b>Registration Deadline</b>
<b>Pre Offers? YN</b>	<b>Agent Participation YN</b>
<b>Personal Property? YN</b>	<b>Net Commission</b>
<b>Commission Information</b>	<b>Firm License #</b>
<b>Auctioneer License #</b>	<b>Listing Auctioneer Name</b>
<b>Listing Auctioneer MLS ID</b>	

**OCCUPANT/OWNER**

<b>Owner/Corporation Name</b>	<b>Owner - First Name</b>	Kimberly
<b>Owner - Last Name</b>	<b>Owner Phone</b>	
<b>Occupant Type</b>		Tenant

**MARKETING**

<b>IDX Include</b>	Y	<b>Internet Addr Display YN</b>	Yes
<b>Internet Auto Val Display YN</b>	Yes	<b>Internet Consumer Comment YN</b>	Yes
<b>Internet Listing Display YN</b>	Yes	<b>Virtual Tour YN</b>	

**SOLD/CLOSING**

<b>Purchase Contract Date</b>	<b>Date: Projected Closing</b>
<b>Close Price</b>	<b>Date: Closed</b>
<b>Selling Agent 1</b>	<b>Selling Office 1</b>

