

## Industrial, Commercial and Investment Property Sale Questionnaire

### SECTION A: PROPERTY INFORMATION

Municipality: \_\_\_\_\_ Roll number (s): \_\_\_\_\_

Legal description or civic address: \_\_\_\_\_

### SECTION B: SALES VERIFICATION

1. What was the total price paid for the property? \$ \_\_\_\_\_

2. Do you believe the price paid to be: market value  overpaid  underpaid   
Please explain:

3. What date was the sale price finalized in the offer of purchase? \_\_\_\_\_

4. Did the sale include other properties? yes  no   
If yes, please provide legal descriptions or civic addresses and roll numbers:

5. Was the property sold privately or through a realtor? private  realtor

6. Was the property purchased from a relative, friend or an internal business transfer or incorporation?  
yes  no  If yes, did this factor affect the amount paid? yes  no   
If yes, please explain:

7. What was the listed or asking price? \$ \_\_\_\_\_

8. How long was the property listed for sale? 0-3 months  3-6 months  6 months- 1 year  Other   
Please explain:

9. Was the property appraised? yes  no  If yes, what was the appraised value? \$ \_\_\_\_\_  
(Please include a copy of the appraisal or opinion of value.)

10. Was the vendor motivated to sell at a higher or lower price? (eg. forced financial / estate sale)

yes  no  do not know

If yes, please explain:

11. Was the purchaser motivated to buy at a higher or lower price? (eg. multiple offers / location)

yes  no  do not know

If yes, please explain:

12. Did financing affect the price paid? yes  no

Please explain financing details:

13. Did the sale include a rent to purchase clause? yes  No

## SECTION C: PROPERTY CHARACTERISTICS

1. What was the overall condition of the building(s) at the time of purchase?

2. Have you made any changes (eg. additions / renovations / demolitions) to the building(s) since purchased?

yes  no

If yes, please explain:

3. Was the property vacant at the time of the sale? yes  no  do not know

4. What was the property used for at the time of the sale?

5. Is the intended use still the same? yes  no   
If no, what is the new intended use?

6. Was the property rented at the time of sale? yes  no  do not know   
If yes, please explain:

7. Was the property purchased as an investment property or direct use by the purchaser?  
investment  direct use

8. Were you, as the purchaser, given the opportunity to view previous financial statements: yes  no

9. Did the financial information affect the decision to purchase or in determining the purchase price?  
yes  no   
Please explain:

#### SECTION D: SALE INFORMATION

1. Please indicate which items were included in the sale and provide a breakdown of the purchase price below.

Land/Building	yes <input type="checkbox"/>	no <input type="checkbox"/>	\$ _____
Furniture / Fixtures / Equipment	yes <input type="checkbox"/>	no <input type="checkbox"/>	\$ _____
Inventory	yes <input type="checkbox"/>	no <input type="checkbox"/>	\$ _____
Vehicles	yes <input type="checkbox"/>	no <input type="checkbox"/>	\$ _____
Goodwill	yes <input type="checkbox"/>	no <input type="checkbox"/>	\$ _____
Other: _____	yes <input type="checkbox"/>	no <input type="checkbox"/>	\$ _____
Total purchase price			\$ _____

2. Are there any other details of the sale or property that you feel we should be informed of?

#### SECTION E: CERTIFICATION

I hereby certify that all of the above information is true and correct.

Name \_\_\_\_\_  
Signature \_\_\_\_\_  
Telephone \_\_\_\_\_

Date \_\_\_\_\_  
Email \_\_\_\_\_

#### OFFICE USE ONLY

Registered Sale Date: \_\_\_\_\_

Sworn Value: \_\_\_\_\_

Consideration: \_\_\_\_\_