

SAMPLE BASIC COMMERCIAL INSPECTION FORM

SUBJECT PROPERTY

Property Name:	Circle Z Convenience Store with four sets of gas pumps (Shell)
Street Address:	1000 Boulevard East
City/State/Zip:	Phoenix, AZ 85048

PROPERTY DATA

Year Built:	1988 Gas Pumps/Improvements to Land
Year Renovated/Describe Renovation:	1997 Improved with Convenience Store Structure
Gross Sq.Ft / Net Rentable Sq. Ft:	3,267 convenience store
# of buildings / # of stories /# of elevators:	1/1/0
% office / %. retail / % shell space:	100% retail
Ceiling height:	Estimated at 9 feet dropped ceiling.
Sprinklered (Y/N):	Y
HVAC System/Energy Source:	Not inspected
Comment on ingress/egress/visibility:	Excellent ingress/egress with high corner visibility
Open parking / Covered parking (# of spaces:)	Approximately 30 / 0 Covered Spaces
Describe Exterior of Building, type of structure, and roof type (materials):	1 story structure with what looks to be a split faced brick façade. No roof inspection.
Security (Describe including systems):	We assume cameras were in the convenience store that were not immediately visible.

NEIGHBORHOOD DATA

1. Type of Area (urban, suburban or other):	Urban
2. Growth (growing, stable, contracting):	Growing
3. Subject's Primary Competition:	Valero 4328 E. Chandler Blvd, Chevron 5002 E. Chandler Blvd. (Approx. 1.5 miles away)
4. Subject's Competitiveness in Market:	Strong, with excellent corner visibility/location
5. Income Level (upper, middle, lower):	Middle to Upper
6. New Construction Activity?:	Apartment buildings, retail within nearby proximity

PROPERTY CONDITION

EXTERIOR CONDITION (Source: Physical inspection/observation)

Rating (1 to 4: 1 = excellent, 2=good, 3=fair, 4 = poor)

Rating (1=excellent, 2=good, 3=fair, 4 = poor)	1	2	3	4
1. <i>General Condition</i>		X		
2. <i>Landscaping</i>		X		
3. <i>Adequacy of Interior Roads/Parking</i>		X		
4. <i>Condition of Paving/Roads</i>		X		
5. <i>Lighting</i>		X		
6. <i>Paint</i>		X		
7. <i>Windows</i>		X		
8. <i>Façade</i>		X		
9. <i>Roof</i>		Not	Inspected	
10. <i>Amenities</i>		NAP		

Rating (1=excellent, 2=good, 3=fair, 4 = poor)	1	2	3	4
<i>Overall Quality of Location:</i>		X		
<i>Overall Property Condition:</i>		X		

<i>Deferred Maintenance:</i>	None Noted
------------------------------	------------

<i>Amenities:</i>	One handicap parking space.
-------------------	-----------------------------

<i>Additional Comments:</i>	Excellent corner visibility and location.
-----------------------------	---



Circle Z Mart



Front View



Gas Station



Gas Station

Site Inspector:	US Real Estate Advisors, Inc.
Date of Inspection:	8/20/2014

MAP OF SUBJECT

