Loan Number: 1

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):	Υ	
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

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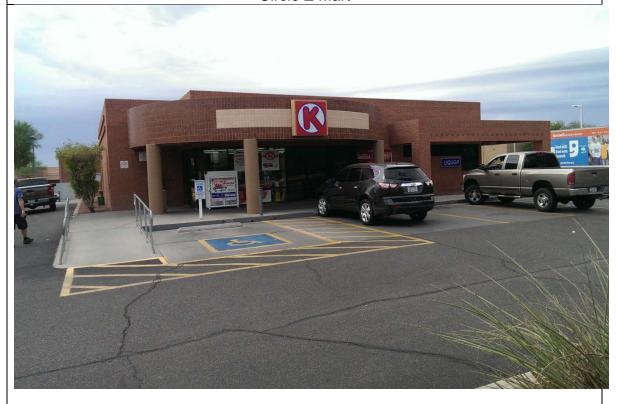
PROPERTY CONDITION

EXTERIOR CONDITION (Source: Physical inspection/observation)
Rating (1 to 4: 1 = excellent, 2=good, 3=fair, 4 = poor)

Rating (1=excellent, 2= poor)	=good, 3=fair, 4 =	1	2	3	4
1. General Condition			Х		
2. Landscaping			Х		
3. Adequacy of Interior	Roads/Parking		Х		
4. Condition of Paving/F	Roads		Х		
5. Lighting			Х		
6. Paint			Х		
7. Windows			Х		
8. Façade			Х		
9. Roof			Not	Inspected	
10. Amenities			NAP		
Rating (1=excellent, 2=	=good, 3=fair, 4 =	1	2	3	4
Overall Quality of Locatio	n:		Х		
Overall Property Conditio	n:		Х		
Deferred Maintenance:	None Noted				
Amenities:	One handicap parking space.				
Additional Comments:	Excellent corner vis	ibility and k	ocation.		



Circle Z Mart



Front View







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

MAP OF SUBJECT

