

## Business Verification Inspection (Exterior)

### Customer Info

Transaction Reference Number: 3852

Company Name: Three Reasons LLC

Contact Name: NA

Address: 3804 Meeting Street,  
Hemby, NC 28079, USA

### Job Order Info

Job Order ID: 10102655

Date Assigned: 12/19/2023

Date Completed: 12/20/2023

### PROPERTY INFORMATION

Property Type

Retail

Occupancy Use

Cafe, restaurant and counseling

# of Buildings on Site

1

Exterior Construction Type

Brick

Was contact made with any occupant during  
inspection?

No

### PROPERTY DESCRIPTION

Is the property vacant?

No

Is there an anchor tenant?

No

Is the anchor tenant open or vacant?

N/A

What % of the property appears to be occupied?

50

**Describe Business Use of Property**

Other

**If Other, Please Describe**

Counseling business

**Describe Condition of Building**

Good

**Describe Condition of Adjacent Properties**

Good

**Describe Any Major Repairs Needed (Roof, Siding, etc.)**

No

**Is the property involved in a significant construction project?**

No

**Are leasing brokerage signs evidenced for property**

No

**Are solar panels visible from the ground level? (If yes, please provide photos)**

No

**ENVIRONMENTAL OBSERVATIONS**

**Public works project impacting access to the property (e.g. road construction)**

No

**Dry Cleaning or Gasoline Station Business**

No

**Evidence of chemical spills, leaking equipment, or unusual/noxious odors**

No

**Fuel storage or fuel dispensing equipment**

No

**Drums or other chemical containers on site, or batteries stored on ground**

No

**Chemical-based parts cleaning or plating operations**

No

**Evidence of soil borings or monitoring wells**

No

**MARKET AREA OBSERVATIONS**

**Location**

Suburban

**Describe the Street Traffic**

Moderately

**Describe the Business Visibility from the Street**

Fair

**Predominant Property Use**

Commercial

**Neighborhood Vacancy**

0-5%

**Surrounding Area**

Stable

**Market Trend**

Stable

**Overall Real Estate Values**

Stable

**Major Highways or Interstates**

No

**Major Landmarks**

No

**Major Facilities**

N/A

**Natural Features**

Parks

**Major Shopping Centers (Malls)**

No

**Universities or Community Colleges**

No

**Major Employers**

N/A

**Market Area Comments**

Higher income area, park across the street, well maintained area, clean

**ADDITIONAL COMMENTS****Additional Comments**

Property is part of a retail center, between a cafe and a restaurant and real estate office. Address was for a counseling business.  
Property is clean and well maintained. Business center in a residential neighborhood.

**Inspector's Signature**

*Corinne A Cicuzza*

**Inspector's Name**

Corinne A Cicuzza

Completion Date

12/20/2023



Completed Time

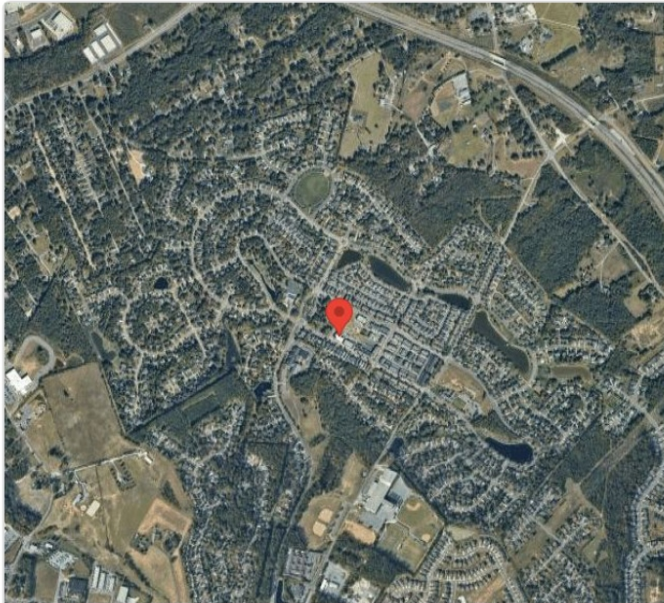
12:45 PM



Latitude: 35.0851537  
Longitude: -80.6352432  
Date: 12/20/2023 12:29 PM EST

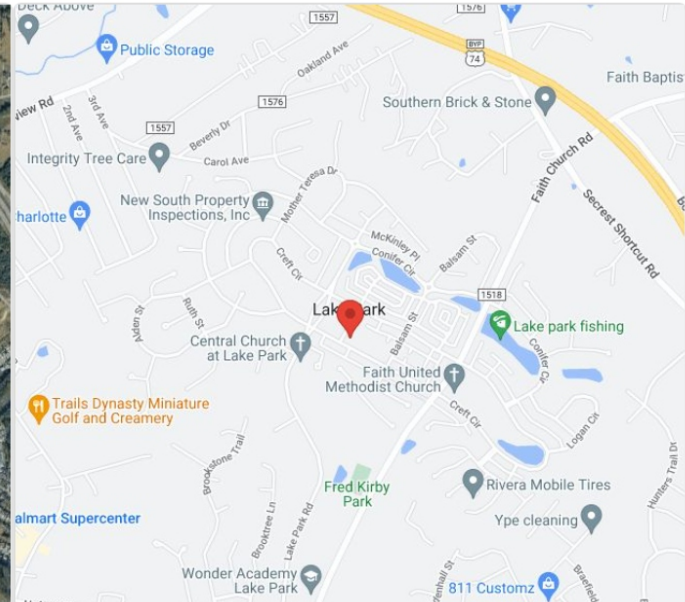
**Address: 3804 Meeting Street Hemby, NC 28079**

**Inspection completed by Independent Appraisal Experts  
For any additional information feel free to call (801) 809-2565  
or email [camcope@independentappraisalexperts.com](mailto:camcope@independentappraisalexperts.com)**



Date: 12/20/2023 12:25 PM EST  
Latitude: 35.0852888  
Longitude: -80.6350044

**Aerial View**



Date: 12/20/2023 12:25 PM EST  
Latitude: 35.0852888  
Longitude: -80.6350044

**Map View**



Latitude: 35.0852388  
Longitude: -80.6350585  
Date: 12/20/2023 12:27 PM EST

**Address**



Latitude: 35.0852823  
Longitude: -80.635053  
Date: 12/20/2023 12:33 PM EST

**Business Name / Signage**



Latitude: 35.0852823  
Longitude: -80.635053  
Date: 12/20/2023 12:33 PM EST

**Left Side Street View**



Latitude: 35.0852823  
Longitude: -80.635053  
Date: 12/20/2023 12:32 PM EST

**Left Side View**



Latitude: 35.0852823  
Longitude: -80.635053  
Date: 12/20/2023 12:34 PM EST

**Properties across the streets and/or nearby**



Latitude: 35.0852823  
Longitude: -80.635053  
Date: 12/20/2023 12:32 PM EST

**Rear View**



Latitude: 35.0852888  
Longitude: -80.6350044  
Date: 12/20/2023 12:26 PM EST

**Right Side Street View**



Latitude: 35.0852823  
Longitude: -80.635053  
Date: 12/20/2023 12:31 PM EST

**Right Side View**



Latitude: 35.0851124  
Longitude: -80.6352121  
Date: 12/20/2023 12:28 PM EST

**Street Sign**