



Commercial Drive By Inspection

Customer Info

Transaction Reference Number: 1048365

Company Name: FAPRES

Address: 1319 Sibley Road,
Minden, LA 71055, USA

Job Order Info

Job Order ID: 10102656

Date Assigned: 12/19/2023

Date Completed: 12/21/2023

PROPERTY INFORMATION

Property Type

Retail

Occupancy Use

Vacant

of Buildings on Site

1

Exterior Construction Type

Cinder Block

If there is a For Sale sign, what is the Broker's Name?

No

What is the Broker's Phone Number?

NA

Was contact made with any occupant during inspection?

No

Provide a Name/Explain

Building closed. Doing renovations

PROPERTY DESCRIPTION

Is the property vacant?

Vacant

Is there an anchor tenant?

Yes



If yes, who is the anchor tenant?

El Jimador Express and Daiquiri

Is the anchor tenant open or vacant?

Vacant

What % of the property appears to be occupied?

Zero

Describe Business Use of Property

Restaurant

Describe Condition of Building

Good

Comments

Doing renovations and upgrades

Describe Condition of Adjacent Properties

Good

Comments

Professional Home Health across the streets

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

None Visible

Comments

Renovations have addressed major repairs outside.

Is the property involved in a significant construction project?

Yes

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

Urban

Describe the Street Traffic

Heavily

Describe the Business Visibility from the Street

Good

Predominant Property Use

Commercial

Neighborhood Vacancy

0-5%

Surrounding Area

Increasing

Market Trend

Increasing

Overall Real Estate Values

Increasing

Major Highways or Interstates

Yes

Major Landmarks

Yes

Major Facilities

N/A

Natural Features

N/A

Major Shopping Centers (Malls)

Yes

Universities or Community Colleges

No

Major Employers

N/A

Market Area Comments

Gas Station and Hotel 500-1000 feet away.
Restaurants .5 miles away

INSPECTOR SIGNATURE AND COMPLETION DATE

Inspector's Signature

Pamela Jackson

Inspector's Name

Pamela Jackson



First American

Completed Date

12/21/2023



Completed Time

04:30 PM



First American

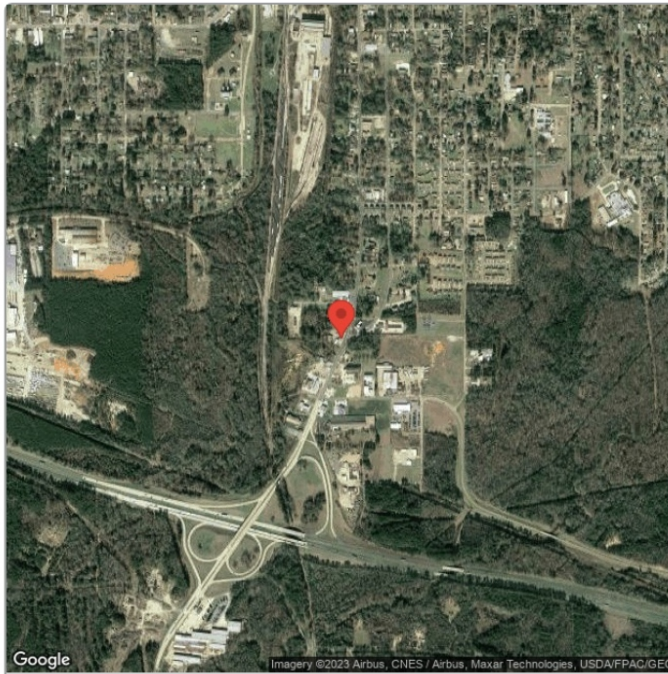


Address: 1319 Sibley Road Minden, LA 71055

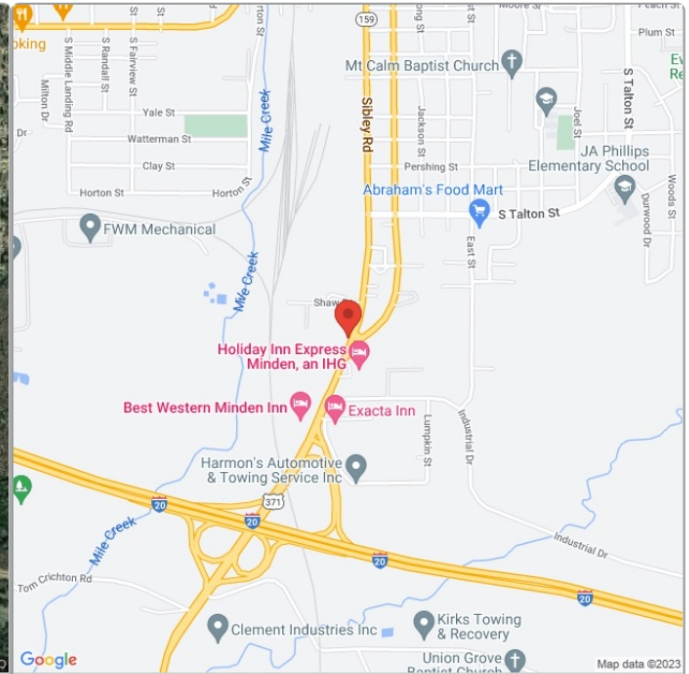
Inspection completed by Nationwide Management Services, Inc.
For any additional information feel free to call 888.503.0281 ext. 101
or email info@virtualsiteinspections.com



First American



Aerial View



Map View



Exterior Photo - Address Verification



Exterior Photo - Angled Front View



First American



Exterior Photo - Entire Back View



Exterior Photo - Entire Front View



Exterior Photo - Left Side View



Exterior Photo - Property Across from Subject



First American



Exterior Photo - Property Left of Subject



Exterior Photo - Property Right of Subject



Exterior Photo - Right Side View



Exterior Photo - Street View Left



First American



Exterior Photo - Street View Right