

Vacant Property Site Inspection

Onsite Contact Info

Transaction Reference Number: 3658

Company Name: Paradise Strategic Investments
LLC - Sept 2023

Contact Name: NA

Address: 4960 Southland Blvd,
Grape Creek, TX 76901, USA

Job Order Info

Job Order ID: 10091733

Date Assigned: 09/15/2023

Date Completed: 09/22/2023

PROPERTY INFORMATION

Property Type

Retail

Occupancy Use

Car wash

of Buildings on Site

1

Exterior Construction Type

Stone/Rock

Was contact made with any occupant during
inspection?

No

PROPERTY DESCRIPTION

Is the property vacant?

Yes

Is there an anchor tenant?

No

Is the anchor tenant open or vacant?

N/A

What % of the property appears to be occupied?

100

Describe Business Use of Property

Retail

Describe Condition of Adjacent Properties

Excellent

Is the property involved in a significant construction project?

No

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

No

Describe Condition of Building

Good

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

No

Are leasing brokerage signs evidenced for property

No

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

No

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

No

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

No

Evidence of soil borings or monitoring wells

No

Dry Cleaning or Gasoline Station Business

No

Fuel storage or fuel dispensing equipment

No

Chemical-based parts cleaning or plating operations

No

MARKET AREA OBSERVATIONS**Location**

Urban

Describe the Business Visibility from the Street

Good

Describe the Street Traffic

Heavily

Predominant Property Use

Commercial

Neighborhood Vacancy

0-5%

Surrounding Area

Stable

Market Trend

Stable

Overall Real Estate Values

Increasing

Major Highways or Interstates

No

Major Landmarks

No

Major Facilities

N/A

Natural Features

N/A

Major Shopping Centers (Malls)

N/A

Universities or Community Colleges

N/A

Major Employers

N/A

Example of Market Area Comments:

The subject property is a residential property located in an urban area at 783 W. Raven Drive in SAN TAN VALLEY, AZ, appears to be 100% occupied, on a lightly traveled thoroughfare with good drive-by visibility in a predominantly residential area. The property is not involved in a major construction project. There is not a public works project that impacts access to the property.

State Hwy 87, State Hwy 202, Chandler Municipal Airport, Phoenix ER & Medical Hospital, Hamilton High School and Ocotillo Golf Club are all within close proximity to the subject. Per the inspector the subject property is in good condition with no visible signs of repairs being needed.

Market Area Comments

Very high market value good area high volume area great buy needs to be opened to stop vandalimsoon as people have now moved in couch as homeless think here

ADDITIONAL COMMENTS

Additional Comments

People in and out sll the time

Inspector's Signature

Mitzi Friend

Inspector's Name

Mitzi Friend

Completion Date

09/19/2023



Completed Time

10:00 AM



Latitude: 31.42417881813746
Longitude: -100.5108854018224
Date: 09/19/2023 09:55 AM CDT

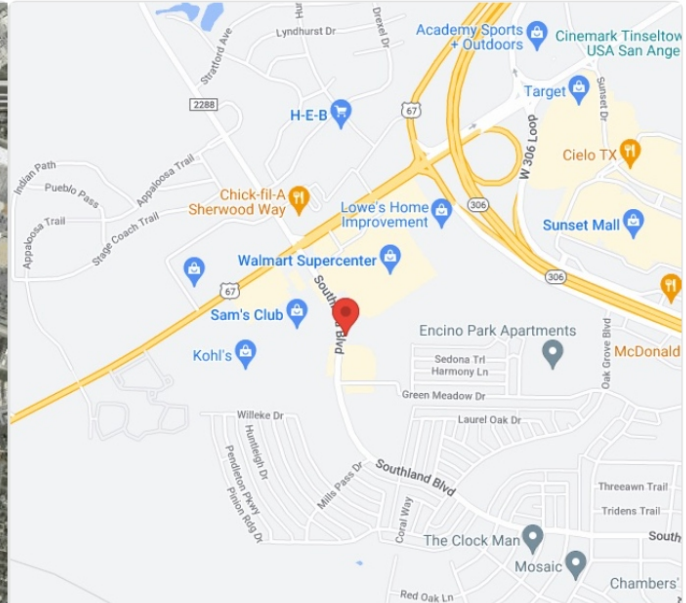
Address: 4960 Southland Blvd Grape Creek, TX 76901

**Inspection completed by VirtuSpect
For any additional information feel free to call (801) 809-2565
or email meiri.sage@virtuspect.com**



Date: 09/19/2023 09:49 AM CDT
Latitude: 31.42417881813746
Longitude: -100.5108854018224

Aerial View



Date: 09/19/2023 09:49 AM CDT
Latitude: 31.42417881813746
Longitude: -100.5108854018224

Map View



Latitude: 31.42417881813746
Longitude: -100.5108854018224
Date: 09/19/2023 09:55 AM CDT

Address



Latitude: 31.42417881813746
Longitude: -100.5108854018224
Date: 09/19/2023 09:59 AM CDT

Business Name / Signage



Latitude: 31.42417881813746
Longitude: -100.5108854018224
Date: 09/19/2023 10:00 AM CDT

Left Side Street View



Latitude: 31.42417881813746
Longitude: -100.5108854018224
Date: 09/19/2023 09:56 AM CDT

Left Side View



Latitude: 31.4262056
Longitude: -100.5121076
Date: 09/21/2023 11:55 AM CDT

Mechanical room



Latitude: 31.4262056
Longitude: -100.5121076
Date: 09/21/2023 11:56 AM CDT

Mechanical room 2



Latitude: 31.4262056
Longitude: -100.5121076
Date: 09/21/2023 11:54 AM CDT

Office



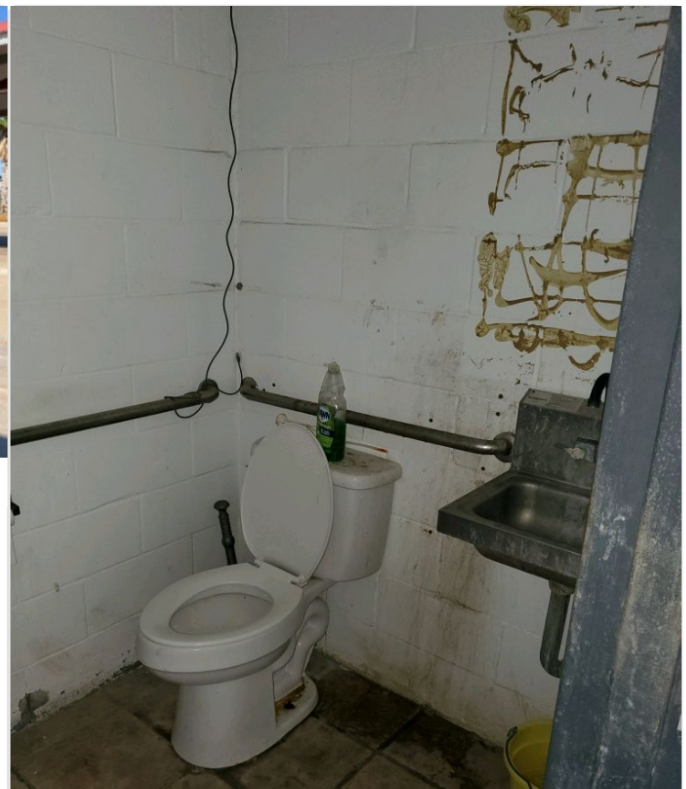
Latitude: 31.42417881813746
Longitude: -100.5108854018224
Date: 09/19/2023 09:59 AM CDT

Properties across the streets and/or nearby



Latitude: 31.42417881813746
Longitude: -100.5108854018224
Date: 09/19/2023 09:57 AM CDT

Rear View



Latitude: 31.4262056
Longitude: -100.5121076
Date: 09/21/2023 11:56 AM CDT

Restroom



Latitude: 31.42417881813746
Longitude: -100.5108854018224
Date: 09/19/2023 10:00 AM CDT

Right Side Street View



Latitude: 31.42417881813746
Longitude: -100.5108854018224
Date: 09/19/2023 09:55 AM CDT

Right Side View



Latitude: 31.416251430920756
Longitude: -100.49240004202781
Date: 09/19/2023 10:28 AM CDT

Street Sign



Latitude: 31.4262056
Longitude: -100.5121076
Date: 09/21/2023 11:58 AM CDT

Trash



Latitude: 31.4262056
Longitude: -100.5121076
Date: 09/21/2023 11:59 AM CDT

Trash 2



Latitude: 31.4262056
Longitude: -100.5121076
Date: 09/21/2023 12:00 PM CDT

Vandalism