



Accurate Property Insights Without Being On Site



PROPERTY VERIFICATION REPORT | COMMERCIAL
800-760-0086 | info@secondbuildllc.com | secondbuildllc.com
SAMPLE REPORT | For illustration purposes only

SECOND BUILD LLC

PROPERTY VERIFICATION REPORT | COMMERCIAL INSPECTION

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SAMPLE REPORT

This sample reflects the level of detail and documentation provided in a standard Second Build LLC property verification. Full reports include 25–50+ high-resolution photos, detailed condition analysis, and same-day or next-day delivery.

01 / PROPERTY DETAILS

Property Address	125 New Franklin Road, LaGrange, Georgia 30240		
Property Type	Retail — Dollar General	Report ID	SB-2024-DG-001
Date of Inspection	February 22, 2026	Time of Inspection	10:00 AM
Inspector	Second Build LLC	Client Type	Property Owner / NNN Investor

02 / PROPERTY OVERVIEW

Occupancy Status	✓ Occupied	Vacant	Unknown
General Condition	Fair	Access Level	Exterior Only
Parking Available	Yes — Surface Lot	Signage Present	Yes — Lit Pylon + Facade
Business Activity	Active — Customers Present	Traffic Level	Moderate
Surrounding Condition	Developing / Mixed Use	Property Type	NNN Retail — Single Tenant

03 / PHOTO DOCUMENTATION

30+ photos captured on-site February 22, 2026. Three photos shown below as part of this sample. Full photo archive (30+ high-resolution images) is available [\[Click here\]](#).



Photo 1 — Front Facade | Entrance & Signage



Photo 3 — Street View | Pylon Sign & Lot Overview



Photo 4 — Rear / Equipment Area

[INSERT PHOTO]
Photo 2—Parking Lot Overview

[INSERT PHOTO]
Photo 5—Surrounding Area

04 / OBSERVATIONS

1	Exterior / Facade	Building exterior in good condition. Facade panels intact, paint fresh, no visible damage or staining.
2	Roof (Visible)	Metal standing-seam roof visible from street. No visible sagging, missing panels, or storm damage noted at time of visit.
3	Signage	Lit pylon sign in good working condition. Facade channel letter signage intact and properly illuminated.
4	Parking Lot	Surface lot is functional. Minor pavement cracking and early-stage pothole formation observed in two areas. Light debris and litter scattered across the lot near the entrance.
5	Landscaping / Grounds	Grass areas adjacent to the lot perimeter show uneven growth and overgrown weeds along the fence line. Grounds lack recent maintenance. Dead vegetation visible along the eastern boundary.

6	Equipment (Rear)	Multiple wire roll cages and delivery equipment staged along the rear and side of the building. Equipment appears operational but creates visual clutter.
7	Adjacent Property	Multi-family residential complex (townhomes) directly behind the subject property. Fence line separates properties. Residential units appear occupied and in good condition.
8	Business Activity	Store was open and active at time of inspection. Multiple customers and vehicles present. Adequate traffic for a mid-morning weekday.

05 / NOTABLE FINDINGS

Items below may warrant attention or further review by the property owner.

Parking Lot Cracking	Early-stage pavement cracking and minor deterioration noted in two areas of the surface lot. Recommend monitoring — sealcoating or patching may be needed within 12–24 months.
Litter / Debris	Light trash and debris visible across the parking lot surface, particularly near the main entrance. Consistent upkeep may be required per lease obligations.
Landscaping Neglect	Overgrown weeds and dead vegetation along the eastern fence line. Grass perimeter lacks recent mowing, indicating deferred grounds maintenance.
Rear Equipment Staging	Large volume of roll cages stored along the rear and side perimeter. May reflect standard delivery operations but warrants monitoring for lease compliance.

06 / SUMMARY

Overall Condition: **Fair**

The Dollar General at 125 New Franklin Road, LaGrange, Georgia presents as an active, operating retail location in fair overall condition. The building exterior and signage are well-maintained and present no immediate structural concerns. Primary maintenance issues are concentrated in the parking lot and grounds — minor pavement deterioration, scattered litter, and overgrown perimeter landscaping.

From an investment standpoint, the property shows a stable, active tenancy with consistent foot traffic. The deferred maintenance items are cosmetic and manageable. This location appears suitable for continued NNN investment review, subject to a full lease and financial analysis by the investor's advisory team.

WHAT'S INCLUDED IN A FULL REPORT

- ✓ 25–50+ high-resolution exterior photos, organized by location and angle
- ✓ Walkthrough-style visual documentation of the full property perimeter
- ✓ Detailed condition analysis — facade, roof, lot, landscaping, and access points
- ✓ Occupancy and active business activity assessment with supporting photos
- ✓ Notable findings flagged with clear, investor-focused language
- ✓ Google Drive or Dropbox link to full photo archive included with every report
- ✓ Same-day or next-day delivery after inspection

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DISCLAIMER: This report is based on a visual exterior inspection only. No interior inspection was conducted. Observations reflect the condition of the property at the time of inspection and are not a substitute for a licensed inspection, structural assessment, or professional appraisal. Second Build LLC makes no warranties, express or implied, regarding the accuracy or completeness of the information contained herein. This document is provided as a sample for illustrative purposes and is intended solely for the requesting party.