

SKETCH/AREA TABLE ADDENDUM

Case No 20219

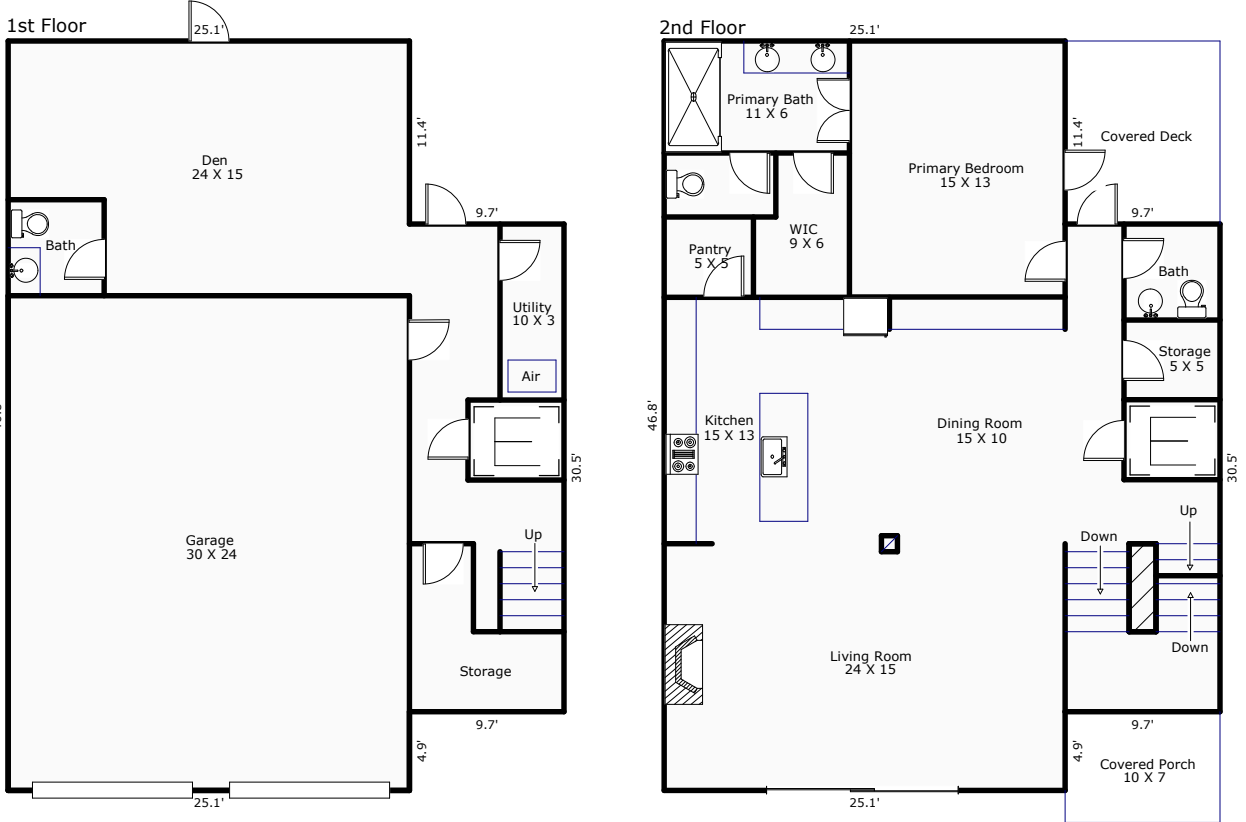
File No 01

SUBJECT

Property Address 80 Peregrine Court			
City Surf City	County Pender	State NC	Zip 28445
Borrower Measured 12/17/24			
Lender/Client Damien Buchanen	L/C Address Cadence Realty Corp.		
Appraiser Name Jeremy Brant		Appr Address Home Dimensional	

80 Peregrine Court
4059 Square Feet

IMPROVEMENTS SKETCH



Comments: *Home Dimensional is a professional measuring service, not a licensed appraisal company.**Unit was under construction at the time of measure, and therefore square footage as well as all appliances, doors, and fixture locations are just an approximation.

Scale: 1" = 12'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	693.92	693.92
GLA2	Second Floor	1460.24	1460.24
GAR	Garage	775.49	775.49
Net LIVABLE Area		(rounded)	2154

LIVING AREA BREAKDOWN			
		Breakdown	Subtotals
First Floor			
34.8	x	30.5	1059.29
4.9	x	25.1	123.33
11.4	x	25.1	286.79
Second Floor			
34.8	x	30.5	1059.29
4.9	x	25.1	123.33
11.4	x	25.1	286.79
Garage			-775.49
Open to 1st Floor			-9.17
6 Items		(rounded)	2154

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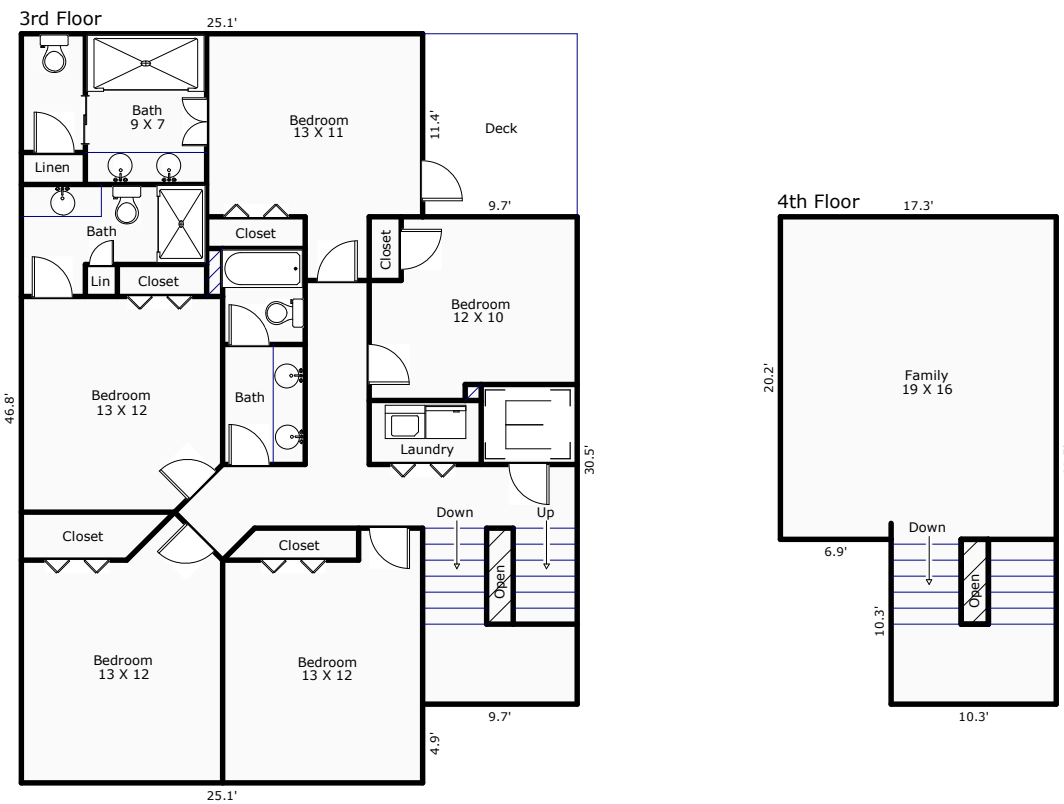
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AREA CALCULATIONS

Scale: 1" = 12'

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA3	Third Floor	1459.41	1459.41
GLA4	Fourth Floor	445.44	445.44
Net LIVABLE Area		(rounded)	1905

LIVING AREA BREAKDOWN			
		Breakdown	Subtotals
Third Floor			
	34.8	x 30.5	1059.29
	4.9	x 25.1	123.33
	11.4	x 25.1	286.79
Fourth Floor			
	17.3	x 20.2	347.88
	10.3	x 10.3	106.60
Open to 2nd Floor			-10.00
Open to 3rd Floor			-9.04
5 Items		(rounded)	1905