

SKETCH/AREA TABLE ADDENDUM

Case No 20423

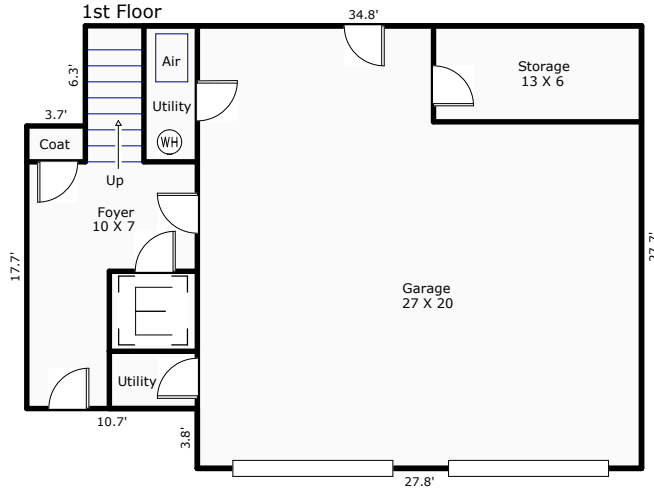
File No 01

SUBJECT

Property Address 2609 N Lumina Avenue			
City Wrightsville Beach	County New Hanover	State NC	Zip 28480
Borrower Measured 3/25/25			
Lender/Client Nick Phillips	L/C Address Landmark Sotheby's International Realty		
Appraiser Name Jeremy Brant	Appr Address Home Dimensional		

IMPROVEMENTS SKETCH

2609 N Lumina Avenue
3033 Square Feet



Comments: *Home Dimensional is a professional measuring service, not a licensed appraisal company.**First floor is located in an AE FLOOD ZONE and may be ineligible to be counted toward the HSF total.

AREA CALCULATIONS

Scale: 1" = 12'

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	184.15	184.15
GAR	Garage	816.25	816.25
Net LIVABLE Area		(rounded)	184

LIVING AREA BREAKDOWN			
		Breakdown	Subtotals
First Floor			
27.8	x	3.8	104.13
38.4	x	17.7	678.99
6.3	x	34.8	217.29
Garage			-816.25
3 Items		(rounded)	184

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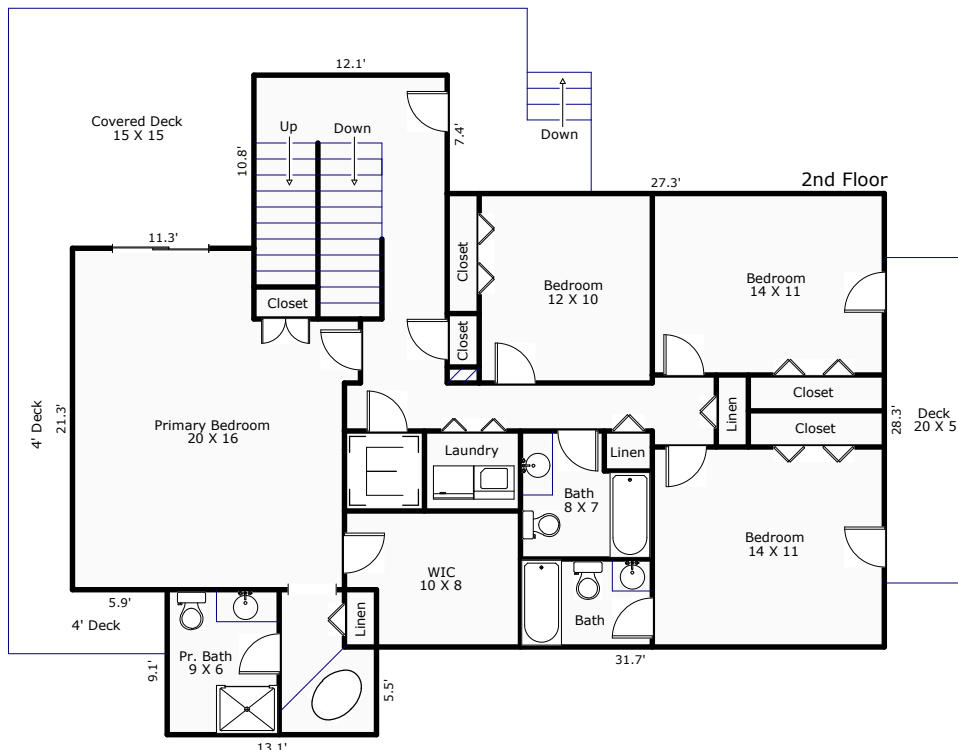
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AREA CALCULATIONS

Scale: 1" = 12'

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA2	Second Floor	1539.35	1539.35
Net LIVABLE Area		(rounded)	1539

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
Second Floor			
21.3	x	50.8	1082.66
3.4	x	39.4	134.68
5.5	x	13.1	71.74
3.6	x	44.8	160.65
7.4	x	12.1	89.62
5 Items			(rounded)
			1539

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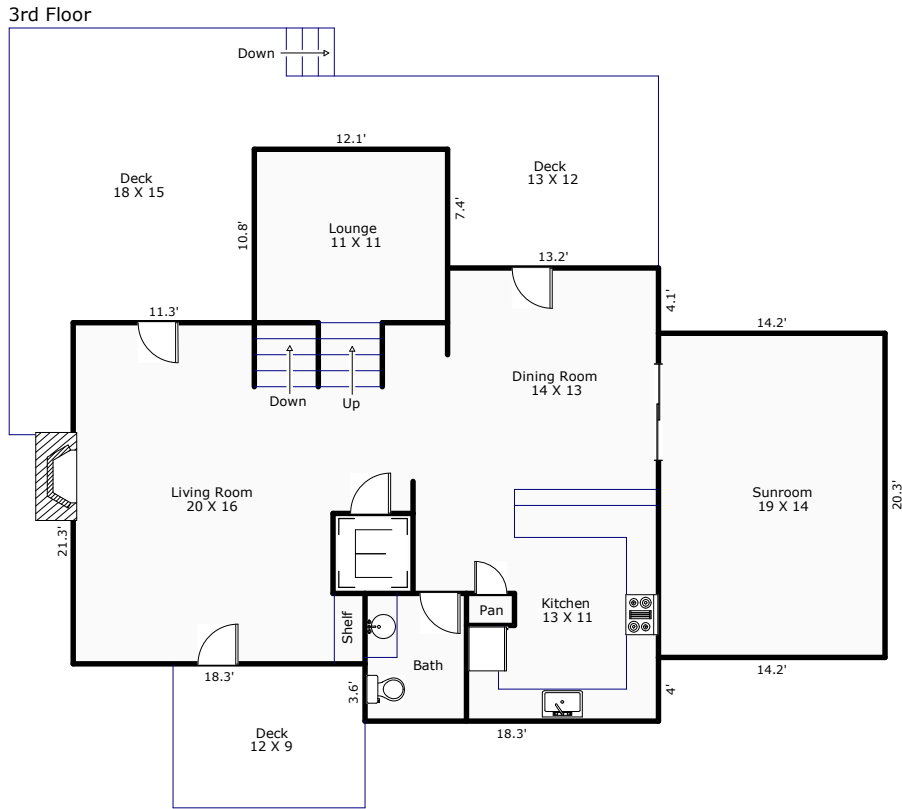
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AREA CALCULATIONS

Scale: 1" = 12'

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA3	Third Floor	1308.90	1308.90
Net LIVABLE Area		(rounded)	1309

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
Third Floor			
0.4	x	36.6	15.24
3.4	x	25.3	86.27
0.7	x	36.6	24.39
20.3	x	50.8	1027.69
3.6	x	18.3	65.69
7.4	x	12.1	89.62
6 Items			(rounded)
			1309