

SKETCH/AREA TABLE ADDENDUM

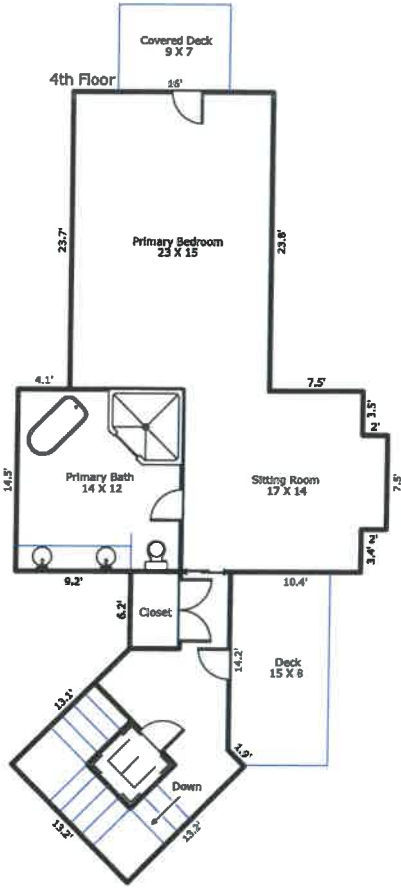
Case No 19724

File No 01

SUBJECT

Property Address 801 S Lumina Avenue			
City Wrightsville Beach	County New Hanover	State NC	Zip 28480
Borrower Measured 9/3/24			
Lender/Client Vance Young		L/C Address Intracoastal Realty Corporation	
Appraiser Name Jeremy Brant		Appr Address Home Dimensional	

IMPROVEMENTS SKETCH



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

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA4	Fourth Floor	1047.77	1047.77
Net LIVABLE Area		(rounded)	1048

Scale: 1" = 12'

LIVING AREA BREAKDOWN

Breakdown			Subtotals
Fourth Floor			
0.5 x	0.1 x	0.1	0.00
0.5 x	1.3 x	1.3	0.78
0.5 x	9.3 x	9.3	43.24
0.5 x	0.1 x	0.1	0.01
	18.4 x	0.1	1.84
0.5 x	8.0 x	8.0	32.00
	16.0 x	1.3	20.00
0.5 x	9.3 x	9.2	42.78
	27.6 x	3.4	94.24
	14.2 x	8.0	113.33
0.5 x	1.3 x	1.3	0.78
	23.7 x	16.0	378.67
	0.1 x	20.1	1.67
	3.5 x	27.6	96.54
	7.5 x	29.6	221.87
Net LIVABLE Area			(rounded)
15 Items			1048

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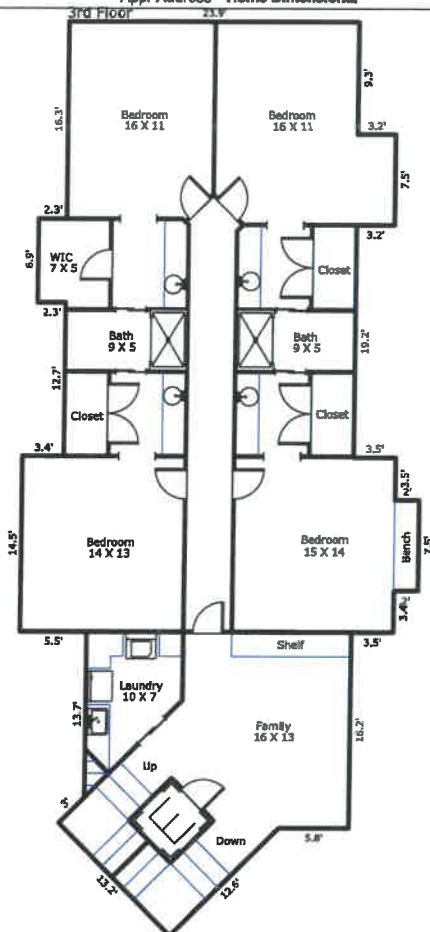
Case No 19724

File No 01

SUBJECT

Property Address	801 S Lumina Avenue		
City	Wrightsville Beach	County	New Hanover
		State	NC
Borrower	Measured 9/3/24		
Lender/Client	Vance Young	L/C Address	Intracoastal Realty Corporation
Appraiser Name	Jeremy Brant	Appr Address	Home Dimensional

IMPROVEMENTS SKETCH



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 ESF total.

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GIA3	Third Floor	1793.87	1793.87

LIVING AREA BREAKDOWN

Breakdown			Subtotals
Third Floor			
0.5 x	8.9 x	8.9	39.61
0.5 x	2.1 x	2.1	2.22
0.5 x	0.4 x	0.4	0.08
	23.6 x	0.4	9.42
0.5 x	8.9 x	8.9	39.61
	21.8 x	2.1	45.85
	21.8 x	13.7	298.39
	12.7 x	23.9	302.95
	0.1 x	27.3	2.28
	3.5 x	30.8	107.92
	7.5 x	32.8	246.25
	30.8 x	3.4	105.35
	26.3 x	6.4	168.44
	7.0 x	27.1	189.58
	0.5 x	29.4	14.71
	9.3 x	23.9	221.23

Scale: 1" = 12'

Net LIVABLE Area	(rounded)	1794	16 Items	(rounded)	1794
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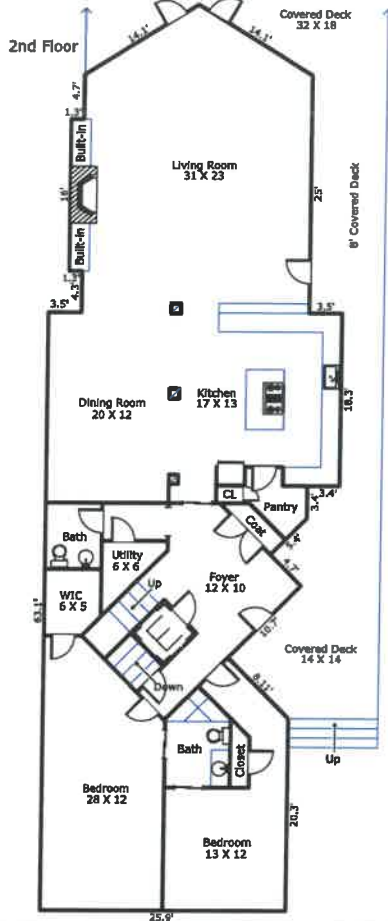
Case No 19724

File No 01

SUBJECT

Property Address	801 S Lumina Avenue		
City	Wrightsville Beach	County	New Hanover
		State	NC
Borrower	Measured 9/3/24	Zip	28480
Lender/Client	Vance Young	L/C Address	Intracoastal Realty Corporation
Appraiser Name	Jeremy Brant	Appr Address	Home Dimensional

IMPROVEMENTS SKETCH



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AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA2	Second Floor	2400.43	2400.43
Net LIVABLE Area		(rounded)	2400

Scale: 1" = 12'

LIVING AREA BREAKDOWN

Breakdown		Subtotals
Second Floor		
25.9 x	20.3	526.54
18.2 x	31.0	565.75
3.4 x	27.6	94.24
7.1 x	23.8	168.86
14.0 x	19.5	272.77
25.3 x	16.0	405.33
4.3 x	24.0	104.00
0.5 x	3.8 x	3.8
0.5 x	3.3 x	3.3
0.5 x	7.6 x	7.6
0.5 x	6.4 x	6.4
0.5 x	4.7 x	24.0
0.5 x	12.0 x	7.4
0.5 x	7.4 x	12.0
Subtotals		2400

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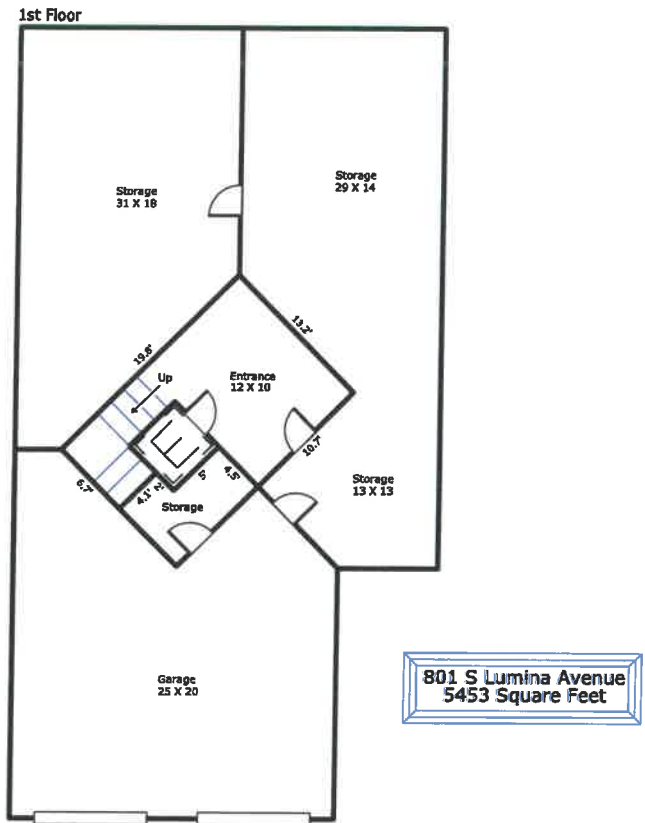
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Property Address 801 S Lumina Avenue			
City Wrightsville Beach	County New Hanover	State NC	Zip 28480
Borrower Measured 9/3/24			
Lender/Client Vance Young	L/C Address Intracoastal Realty Corporation		
Appraiser Name Jeremy Brant	Appr Address Home Dimensional		

IMPROVEMENTS SKETCH



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AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLAI	First Floor	211.00	211.00
GAR	Garage	642.25	642.25

LIVING AREA BREAKDOWN

Scale: 1" = 12'

Breakdown			Subtotals
First Floor			
0.5 x	1.8 x	1.8	1.68
0.5 x	0.3 x	0.3	0.04
0.5 x	1.4 x	1.4	1.00
0.5 x	2.9 x	2.9	4.17
0.5 x	1.8 x	1.8	1.68
	8.6 x	1.8	15.77
0.5 x	9.3 x	9.3	43.50
0.5 x	3.2 x	3.2	5.08
0.5 x	4.4 x	4.4	9.48
	12.0 x	0.3	3.39
0.5 x	1.4 x	1.4	1.00
0.5 x	2.9 x	2.9	4.15
0.5 x	9.3 x	9.3	43.34
0.5 x	3.2 x	3.2	5.06
	14.3 x	4.4	62.12
0.5 x	0.3 x	0.3	0.04
0.5 x	4.4 x	4.4	9.48

Net LIVABLE Area (rounded) 211 17 Items (rounded) 211