

## **Valuation Summary for 2007 Phoebe Drive**

In February 2023, an after-value appraisal was done on 2007 Phoebe Drive, Greensboro, NC 27403. Since this time, the borrower has completed the specified renovations and is looking for a short-term bridge loan to pay off the current investor.

The borrower is looking for a short-term bridge loan as the home will be marketed on the MLS for \$230,000 by June 20, 2023. Based on recent sales comparables and current interest, this home will sell for list price. The after-repair value in February 2023 was conservatively listed at \$215,000.

Client is solely looking at a 30-day bridge loan with the investor/Capital Partner earning no less than 13% APR.

The borrower is currently a real estate broker and is a long-time real estate investor. This is an extremely secure and transparent real estate transaction.



### **APPRAISAL OF REAL PROPERTY**

### **LOCATED AT:**

2007 Phoebe Dr 11 S5 PIEDMONT PARK &2007-SP-2660; Deed Book 8643 Page 950 Greensboro, NC 27403

## FOR:

RCN Capital

### AS OF:

February 22, 2023

## BY:

Sheryl B. Johnson McNairy & Associates LLC 1616-B Battleground Avenue Greensboro, NC 27408 336-378-1564

## **SUMMARY OF SALIENT FEATURES**

	Subject Address	2007 Phoebe Dr
	Legal Description	11 S5 PIEDMONT PARK &2007-SP-2660; Deed Book 8643 Page 950
VION	City	Greensboro
FORMA	County	Guilford
SUBJECT INFORMATION	State	NC
SUB	Zip Code	27403
	Census Tract	0116.01
	Map Reference	24660
PRICE	Sale Price	\$
SALES PRICE	Date of Sale	
늘	Borrower	Michelle Cherry
CLIENT	Lender/Client	RCN Capital
	· 	
	Size (Square Feet)	1,393
LS	Price per Square Foot	\$
OF IMPROVEMENTS	Location	City
IMPR0\	Age	69
	Condition	Good
DESCRIPTION	Total Rooms	6
DE	Bedrooms	3
	Baths	2.0
SER	Appraiser	Sheryl B. Johnson
APPRAISER	Date of Appraised Value	February 22, 2023
VALUE	Final Estimate of Value	\$ 215,000
<b>*</b>		

RESIDENTIAL APPRAISAL REPORT

109365 File No.: R231987

	County Coults and			MONT DADIC 8000	7 CD 2000: D1 D-	Zip Code. 27403
片	County: Guilford	Legai Desci	<u>ιμιισιί. 11 S5 PIED</u>	Assessor's Parcel #:	7-SP-2660; Deed Bo 15618	ok 8643 Page 950
SUBJECT	Tax Year: 2022 R.E. Taxes: \$	627 67 Special Assess	ments: \$ None Know			
lΒ	Current Owner of Record: THC C	Capital NC, LLC		pant: Owner	Tenant X Vacant	Manufactured Housing
ဖြ	Project Type: PUD Co	ndominium Cooperative	Other (describe)	pant Owner	HOA: \$ 0	per year per month
	Market Area Name: City	Idominiani cooperative		ap Reference: 24660		isus Tract: 0116.01
	The purpose of this appraisal is to develo	n an oninion of Marke	t Value (as defined), or	other type of value (		1303 11001. 0110.01
	This report reflects the following value (if			pection Date is the Effective	· · · · · · · · · · · · · · · · · · ·	spective Prospective
ı,	- '					Comments and Scope of Work)
EN I	Property Rights Appraised: Fee			ner (describe)	ton (occ reconomation	Odminonia and Geope of Work)
Į₹	Intended Use: The intended use				rnoses	
<b>ASSIGNMENT</b>	The litterided use (	or triis report is to establish	a subject to valu	ie ioi investinent pui	100000.	
188	Intended User(s) (by name or type):	The intended users of this	report is the client	Michelle Cherry ar	nd assigns	
	Client: RCN Capital	The interluce docto of this		er Road, South Win		
	Appraiser: Sheryl B. Johnson				e, Greensboro, NC 2	77408
	11	Suburban Rural	Predominant	One-Unit Housing	Present Land Use	Change in Land Use
		25-75% Under 25%	Occupancy	PRICE AGE		% Not Likely
z		Stable Slow	○ Owner	\$(000) (yrs)	2-4 Unit 5	
<u> </u>	Property values: Increasing	Stable Declining	Tenant	9 Low 5	Multi-Unit O	
<u>[</u>	Demand/supply: Shortage	In Balance Over Supply	∀acant (0-5%)	227 High 123		
S	Marketing time:   Under 3 Mos.	3-6 Mos. Over 6 Mos.	☐ Vacant (>5%)	76 Pred 66	Vacant 25	%
SE SE	Market Area Boundaries, Description, and	Market Conditions (including supp	ort for the above charact	eristics and trends):	Market con	ditions are considered to
٩	be stabilizing after a period of				ons available to quali	fied purchasers. Interest
RE	rates are increasing, which has	s caused an increase in su	pply. Typical mark	eting time has been	between 0 - 3 month	ns. Estimated exposure
١	time is also 0 - 3 months.					
ê						
MARKET AREA DESCRIPTION						
Ž						
	Dimensions: 60.50 x 145.45 x 60	).29 x 144.43			0.20 acres	
	Zoning Classification: R-5			Description:	Residential - 1 dwe	
					conforming (grandfathered)	Illegal No zoning
	Are CC&Rs applicable? Yes		documents been review			able) \$
	Highest & Best Use as improved:	Present use, or Other us	se (explain) <u>Highest</u>	and best use is curi	rent use.	
	Astro-Ulas as of Effective Dates		11.	and the state of t		
	_	ngle family residential		se as appraised in this repo		
S No	_	The subject is currently bei				- 1
					i determine nignest a	and best use which are
SITE DESCRIPT	Utilities Public Other Prov	rider/Description Off-site Impl		Public Priv	rate Topography Mo	stly Level
SC	Electricity	Energy Street	Asphalt		¬   · · · · · · · · · · · · · · · · ·	pical of area
삠	Gas Duke Piedm	nont Natural Curb/Gutter	Concrete		= 1	ctangular
빝	Water	f Greensboro Sidewalk	None			pears Adequate
တ	Sanitary Sewer 🖂 🔲 City of		Mercury Vapor			sid/Street
		f Greensboro Alley	None			
	Other site elements:  Inside Lot	Corner Lot Cul de Sac	Underground Util	ities Other (describ	e)	
	FEMA Spec'l Flood Hazard Area	Yes 🔀 No FEMA Flood Zone	X FEM	IA Map # 371078530	OJ FE	MA Map Date 06/18/2007
	Site Comments: There were no	easements noted on the s	<u>ubject's deed. Ease</u>	ements along the str	eets and property lin	nes are typical and
	generally do not negatively affe	ect values. There are no a	dverse site condition	ns known.		
	Comovel Deceviation	Evenier Description	Face 1 0		Pagement N 1	No.   Upostine:
	General Description # of Units 1 Acc.U	Exterior Description Init Foundation Concr	Foundation Slab		Basement Nor Area Sq. Ft.	-
	# of Units 1 Acc.U	Init Foundation <u>Concr</u> Exterior Walls Vinyl	0.0		% Finished	Type <u>FWA</u> Fuel Natural Gas
	<u>·</u>	<u> </u>			Ceiling	Natural Gas
	ITvne   ✓ Det   Δtt	I Root Surface Comp			Outling	
	Type  Det.  Att.  Design (Style) Ranch	Roof Surface Comp			Walls	Cooling
	Design (Style) Ranch	Gutters & Dwnspts. Alumin	num Sump Pu	mp NoneNoted	Walls	Cooling Central Yes
6	Design (Style) Ranch  Existing Proposed Und.Co	Gutters & Dwnspts. Aluminins. Window Type DH, C	num Sump Pu smt Vinyl Dampnes	MoneNoted NoneNoted	Floor	Cooling Central Yes Other
NTS	Design (Style) Ranch  Existing Proposed Und.Co	Gutters & Dwnspts. Aluminins. Window Type DH, C	num Sump Pu smt Vinyl Dampnes	Mp NoneNoted S NoneNoted None Noted		Central Yes
MENTS	Design (Style) Ranch  Existing Proposed Und.Co	Gutters & Dwnspts. Aluminins. Window Type DH, C	num Sump Pu Ismt Vinyl Dampnes ed/Half Settlemen	Mp NoneNoted S NoneNoted None Noted	Floor	Central Yes
VEMENTS	Design (Style) Ranch  Existing Proposed Und.Co	Gutters & Dwnspts. Alumin ins. Window Type DH, C Storm/Screens Insulte	num Sump Pu Ismt Vinyl Dampnes ed/Half Settlemer Infestatio	MP NoneNoted SS NoneNoted nt None Noted None Noted	Floor	Central Yes Other
ROVEMENTS	Design (Style) Ranch  Existing Proposed Und.Co	Gutters & Dwnspts. Alumin ins. Window Type DH, C Storm/Screens Insulte  Appliances Attic	Sump Pu Smt Vinyl Dampnes Ed/Half Settlemen Infestatio  None Amenities Fireplace(s) #	mp NoneNoted ss NoneNoted nt None Noted None Noted None Noted W000	Floor Outside Entry	Central Yes Other  Car Storage None
MPROVEMENTS	Design (Style) Ranch  Existing Proposed Und.Co	Gutters & Dwnspts. Alumin  Window Type DH, C Storm/Screens Insulte  Appliances Refrigerator Stairs Range/Oven Disposal Scuttle	Sump Pu   Dampnes	mp NoneNoted ss NoneNoted nt None Noted None Noted  4 0 Wood one	Floor Outside Entry	Central Yes Other  Car Storage None Garage # of cars ( 2 Tot.) Attach. 0 Detach. 1
E IMPROVEMENTS	Design (Style) Ranch  Existing Proposed Und.Co	Gutters & Dwnspts. Alumin  Window Type Storm/Screens  Appliances Refrigerator Range/Oven Disposal Dishwasher  Sturmin  Alumin DH, C Insulte Stairs Scuttle Doorw	Sump Pu Smt Vinyl Sed/Half Settlemen Infestatio  None Amenities Fireplace(s) # Stair Patio No Deck Re Avy Porch Co	mp NoneNoted SS NoneNoted nt None Noted None Noted  4 0 W000 ne car evered Front	Floor Outside Entry	Central Yes   Other
THE IMPROVEMENTS	Design (Style) Ranch  Existing Proposed Und.Co Actual Age (Yrs.) 69 Effective Age (Yrs.) 30  Interior Description Floors LVP/New Walls Drywall/Good Trim/Finish Wood/Average Bath Floor LVP/New Bath Wainscot Tile/New	Gutters & Dwnspts. Alumin  Window Type Storm/Screens  Appliances Refrigerator Range/Oven Disposal Dishwasher Fan/Hood  Gutters & Dwnspts. Alumin DH, C Insulte Stairs Scuttle Doorw Fan/Hood Floor	num Sump Pu Sed/Half Settlemer Infestatio  None Amenities Fireplace(s) # Stair Patio No Porch Co Fence No	mp NoneNoted SS NoneNoted nt None Noted n None Noted work None Noted Wood ne work None Front wered Front one	Floor Outside Entry	Central
	Design (Style) Ranch  Existing Proposed Und.Co	Gutters & Dwnspts. Alumin  Window Type Storm/Screens  Appliances Refrigerator Range/Oven Disposal Dishwasher Fan/Hood Microwave  Attic Stairs Drop S Scuttle Doorw Floor Heated	Sump Pu   Dampnes	MID NoneNoted SS NoneNoted None Noted None Noted None Noted W000 None None None None None None None None	Floor Outside Entry	Central Yes Other  Car Storage None Garage # of cars ( 2 Tot.)  Attach. O Detach. 1 Bltln O Carport O Driveway 1
	Design (Style) Ranch  Existing Proposed Und.Co Actual Age (Yrs.) 69 Effective Age (Yrs.) 30 Interior Description Floors LVP/New Walls Drywall/Good Trim/Finish Wood/Average Bath Floor LVP/New Bath Wainscot Tile/New Doors Hollow Core/New	Gutters & Dwnspts. Alumin Window Type Storm/Screens Insulte  Appliances Refrigerator Stairs Range/Oven Disposal Dishwasher Doorw Fan/Hood Finor Microwave Heater Washer/Dryer Finish	Sump Pu   Dampnes	MIT NoneNoted SS NoneNoted None Noted None Noted None Noted W000 None None None None None None None None	Floor Outside Entry  dstove(s) # 0	Central Yes Other  Car Storage None Garage # of cars ( 2 Tot.) Attach. 0 Detach. 1 BltIn 0 Carport 0 Driveway 1 Surface Concrete
	Design (Style) Ranch  Existing Proposed Und.Co Actual Age (Yrs.) 69  Effective Age (Yrs.) 30  Interior Description  Floors LVP/New Walls Drywall/Good Trim/Finish Wood/Average Bath Floor LVP/New Bath Wainscot Tile/New Doors Hollow Core/New  Finished area above grade contains:	Gutters & Dwnspts. Alumin Window Type Storm/Screens Insulte  Appliances Refrigerator Stairs Range/Oven Disposal Scuttle Dishwasher Doorw Fan/Hood Floor Microwave Heated Washer/Dryer Finishe	Sump Pu   Dampnes	MID NoneNoted SS NoneNoted None Noted None Noted None Noted Wood None None None None None None None None	Floor Outside Entry  dstove(s) # 0  1,393 Square Feet	Central Yes Other  Car Storage None Garage # of cars ( 2 Tot.) Attach. 0 Detach. 1 BltIn 0 Carport 0 Driveway 1 Surface Concrete of Gross Living Area Above Grade
	Design (Style) Ranch  Existing Proposed Und.Co Actual Age (Yrs.) 69 Effective Age (Yrs.) 30 Interior Description Floors LVP/New Walls Drywall/Good Trim/Finish Wood/Average Bath Floor LVP/New Bath Wainscot Tile/New Doors Hollow Core/New Finished area above grade contains: Additional features: The subject	Gutters & Dwnspts. Alumin Window Type Storm/Screens Insulte  Appliances Refrigerator Stairs Range/Oven Disposal Dishwasher Doorw Fan/Hood Finor Microwave Heater Washer/Dryer Finish	Sump Pu   Dampnes	MID NoneNoted SS NoneNoted None Noted None Noted None Noted Wood None None None None None None None None	Floor Outside Entry  dstove(s) # 0  1,393 Square Feet	Central Yes Other  Car Storage None Garage # of cars ( 2 Tot.) Attach. 0 Detach. 1 BltIn 0 Carport 0 Driveway 1 Surface Concrete of Gross Living Area Above Grade
	Design (Style) Ranch  Existing Proposed Und.Co Actual Age (Yrs.) 69  Effective Age (Yrs.) 30  Interior Description  Floors LVP/New Walls Drywall/Good Trim/Finish Wood/Average Bath Floor LVP/New Bath Wainscot Tile/New Doors Hollow Core/New  Finished area above grade contains: Additional features: The subject building.	Gutters & Dwnspts. Alumin Window Type Storm/Screens Insulte  Appliances Refrigerator Stairs Range/Oven Disposal Scuttle Dishwasher Doorw Fan/Hood Floor Microwave Heated Washer/Dryer Finishe  6 Rooms t has FWA/CAC, insulated	Sump Pu Sed/Half Sed/Half  None Amenities Fireplace(s) # Stair Patio No Deck Re Ay Porch Co Fence No Ded Add'tl Sto Bedrooms  windows, a one-ca	mp NoneNoted ss NoneNoted nt None Noted n None Noted work ne n	Floor Outside Entry  dstove(s) # 0  1,393 Square Feet covered porch, rear	Central Yes Other  Car Storage None Garage # of cars ( 2 Tot.)  Attach. 0 Detach. 1 BltIn 0 Carport 0 Driveway 1 Surface Concrete of Gross Living Area Above Grade deck, and a storage
DESCRIPTION OF THE IMPROVEMENTS	Design (Style) Ranch  Existing Proposed Und.Co Actual Age (Yrs.) 69 Effective Age (Yrs.) 30 Interior Description Floors LVP/New Walls Drywall/Good Trim/Finish Wood/Average Bath Floor LVP/New Bath Wainscot Tile/New Doors Hollow Core/New  Finished area above grade contains: Additional features: The subject building. Describe the condition of the property (in	Gutters & Dwnspts. Alumin  Window Type Storm/Screens DH, C Insulte  Appliances Refrigerator Stairs Range/Oven Disposal Scuttle Dishwasher Doorw Fan/Hood Floor Microwave Heated Washer/Dryer Finishe  6 Rooms  t has FWA/CAC, insulated	Sump Pu Smt Vinyl Smt Vinyl Sed/Half Settlemen Infestatio  None Amenities Fireplace(s) # Stair Patio No Deck Re Vay Porch Co Fence No d Pool No ed Add'tl Sto 3 Bedrooms windows, a one-ca	Mp NoneNoted SS NoneNoted None Noted None Noted None Noted  # 0 W000 Word Word Word Word Word Word Word Word	Floor Outside Entry  dstove(s) # 0  1,393 Square Feet covered porch, rear  to be in good condition	Central Yes Other  Car Storage None Garage # of cars ( 2 Tot.) Attach. 0 Detach. 1 BltIn 0 Carport 0 Driveway 1 Surface Concrete of Gross Living Area Above Grade deck, and a storage
	Design (Style) Ranch  Existing Proposed Und.Co Actual Age (Yrs.) 69 Effective Age (Yrs.) 30 Interior Description Floors LVP/New Walls Drywall/Good Trim/Finish Wood/Average Bath Floor LVP/New Bath Wainscot Tile/New Doors Hollow Core/New Finished area above grade contains: Additional features: The subject building. Describe the condition of the property (in completion. The windows, rook	Gutters & Dwnspts. Alumin Mindow Type Storm/Screens DH, C Insulte  Appliances Refrigerator Stairs Range/Oven Disposal Scuttle Dishwasher Doorw Fan/Hood Floor Microwave Heated Washer/Dryer Finishe 6 Rooms t has FWA/CAC, insulated  cluding physical, functional and ext of, exterior doors, kitchen, but	Sump Pu Smt Vinyl Smt Vinyl Sed/Half Settlemen Infestatio  None Amenities Fireplace(s) # Stair Patio No Deck Re Vay Porch Co Fence No d Pool No ed Add'tl Sto 3 Bedrooms windows, a one-ca	Mp NoneNoted SS NoneNoted None Noted None Noted None Noted  # 0 W000 Word Word Word Word Word Word Word Word	Floor Outside Entry  dstove(s) # 0  1,393 Square Feet covered porch, rear  to be in good condition	Central Yes Other  Car Storage None Garage # of cars ( 2 Tot.)  Attach. 0 Detach. 1 BltIn 0 Carport 0 Driveway 1 Surface Concrete of Gross Living Area Above Grade deck, and a storage
	Design (Style) Ranch  Existing Proposed Und.Co Actual Age (Yrs.) 69 Effective Age (Yrs.) 30 Interior Description Floors LVP/New Walls Drywall/Good Trim/Finish Wood/Average Bath Floor LVP/New Bath Wainscot Tile/New Doors Hollow Core/New  Finished area above grade contains: Additional features: The subject building. Describe the condition of the property (in	Gutters & Dwnspts. Alumin Mindow Type Storm/Screens DH, C Insulte  Appliances Refrigerator Stairs Range/Oven Disposal Scuttle Dishwasher Doorw Fan/Hood Floor Microwave Heated Washer/Dryer Finishe 6 Rooms t has FWA/CAC, insulated  cluding physical, functional and ext of, exterior doors, kitchen, but	Sump Pu Smt Vinyl Smt Vinyl Sed/Half Settlemen Infestatio  None Amenities Fireplace(s) # Stair Patio No Deck Re Vay Porch Co Fence No d Pool No ed Add'tl Sto 3 Bedrooms windows, a one-ca	Mp NoneNoted SS NoneNoted None Noted None Noted None Noted  # 0 W000 Word Word Word Word Word Word Word Word	Floor Outside Entry  dstove(s) # 0  1,393 Square Feet covered porch, rear  to be in good condition	Central Yes Other  Car Storage None Garage # of cars ( 2 Tot.)  Attach. 0 Detach. 1 BltIn 0 Carport 0 Driveway 1 Surface Concrete of Gross Living Area Above Grade deck, and a storage
	Design (Style) Ranch  Existing Proposed Und.Co Actual Age (Yrs.) 69 Effective Age (Yrs.) 30 Interior Description Floors LVP/New Walls Drywall/Good Trim/Finish Wood/Average Bath Floor LVP/New Bath Wainscot Tile/New Doors Hollow Core/New Finished area above grade contains: Additional features: The subject building. Describe the condition of the property (in completion. The windows, rook	Gutters & Dwnspts. Alumin Mindow Type Storm/Screens DH, C Insulte  Appliances Refrigerator Stairs Range/Oven Disposal Scuttle Dishwasher Doorw Fan/Hood Floor Microwave Heated Washer/Dryer Finishe 6 Rooms t has FWA/CAC, insulated  cluding physical, functional and ext of, exterior doors, kitchen, but	Sump Pu Smt Vinyl Smt Vinyl Sed/Half Settlemen Infestatio  None Amenities Fireplace(s) # Stair Patio No Deck Re Vay Porch Co Fence No d Pool No ed Add'tl Sto 3 Bedrooms windows, a one-ca	Mp NoneNoted SS NoneNoted None Noted None Noted None Noted  # 0 W000 Word Word Word Word Word Word Word Word	Floor Outside Entry  dstove(s) # 0  1,393 Square Feet covered porch, rear  to be in good condition	Central Yes Other  Car Storage None Garage # of cars ( 2 Tot.)  Attach. 0 Detach. 1 BltIn 0 Carport 0 Driveway 1 Surface Concrete of Gross Living Area Above Grade deck, and a storage
	Design (Style) Ranch  Existing Proposed Und.Co Actual Age (Yrs.) 69 Effective Age (Yrs.) 30 Interior Description Floors LVP/New Walls Drywall/Good Trim/Finish Wood/Average Bath Floor LVP/New Bath Wainscot Tile/New Doors Hollow Core/New Finished area above grade contains: Additional features: The subject building. Describe the condition of the property (in completion. The windows, rook	Gutters & Dwnspts. Alumin Mindow Type Storm/Screens DH, C Insulte  Appliances Refrigerator Stairs Range/Oven Disposal Scuttle Dishwasher Doorw Fan/Hood Floor Microwave Heated Washer/Dryer Finishe 6 Rooms t has FWA/CAC, insulated  cluding physical, functional and ext of, exterior doors, kitchen, but	Sump Pu Smt Vinyl Smt Vinyl Sed/Half Settlemen Infestatio  None Amenities Fireplace(s) # Stair Patio No Deck Re Vay Porch Co Fence No d Pool No ed Add'tl Sto 3 Bedrooms windows, a one-ca	Mp NoneNoted SS NoneNoted None Noted None Noted None Noted  # 0 W000 Word Word Word Word Word Word Word Word	Floor Outside Entry  dstove(s) # 0  1,393 Square Feet covered porch, rear  to be in good condition	Central Yes Other  Car Storage None Garage # of cars ( 2 Tot.)  Attach. 0 Detach. 1 BltIn 0 Carport 0 Driveway 1 Surface Concrete of Gross Living Area Above Grade deck, and a storage

109365

RESIDENTIAL APPRAISAL REPORT File No.: R231987

	Data Source(s): Tax Re	ecords						ct property for the		•			uale ui lilis a	ppraisa			
5	1st Prior Subject Sa		_				-	and/or any current	-		-		_			nsferred c	
2	Date: 07/29/2022 Price: 135.000							parable 2 trans						ner of	the of	ther comp	oarables
띪	Price: 135,000 Source(s): Tax Records	<u> </u>	nave	e solu	/trans	sierrea	In I	the year prior	io ine	sales	noted	below	v.				
2	2nd Prior Subject Sa																
¥	Date: 03/03/2022																
=	Price: 0																
	Source(s): Tax Records SALES COMPARISON APF		(if do)	volonod	١		Tho	Sales Comparisor	Δnnr	nach was	not dave	aloned f	for this annrais	·al			
-	FEATURE	SUBJECT	(II uev	l		IPARABL			ТАРРІС		PARABLE			iai.	COM	PARABLE SA	ALE # 3
ŀ	Address 2007 Phoebe			2200		eo Dr			2216	Bertie		- 07 122	<del>" -</del>	2305		thaven Dr	
	Greensboro,	NC 27403		Gree	nsbor	o, NC	274	403-3233	Gree	ensbor	o, NC 2	27403	3-3314	Gree	nsbor	o, NC 27	403-3647
	Proximity to Subject	•		0.06	MILE	SS				MILES					MILE	S SW	
ŀ	Sale Price Sale Price/GLA	\$	/sq.ft.	¢	404	oc /ca ft	\$	149,900	¢	444.0		\$	227,000	\$	405.0	\$ 00 /ca ft	219,900
ŀ	Data Source(s)	Inspection	/5 <b>y</b> .it.			36 /sq.ft 5762 D		1-3	₩ MLS		4 /sq.ft. 242 DC			7		26 /sq.ft. 3498 DOM	л_8
ŀ	Verification Source(s)	Tax Records		Tax F			<u> </u>	10		Record		J1V1 1			Recor		10
	VALUE ADJUSTMENTS	DESCRIPTION			ESCRI	PTION		+(-) \$ Adjust.		DESCRIF	PTION	+	(-) \$ Adjust.		ESCRI	PTION	+(-) \$ Adjust.
	Sales or Financing			Conv		nal			ı	ventior	nal			l	entio	nal	
ŀ	Concessions  Date of Sale/Time	N/A		\$449		<u> </u>		-4,500		2/2022	,		0	\$0	1202	<u> </u>	
	Rights Appraised	Fee Simple		08/11 Fee S						3/2022 Simple		+			)/2022 Simple		
	Location	City		Piedr	•					mont f					lale P		
		0.20 acres		0.25					0.27	acres				0.20	acres	i.	0
	View	Resid/Street		Resid		et				d/Stre	et	+		Resid		et	0
	Design (Style)  Quality of Construction	Ranch Vinyl/Average		Ranc Vinyl		ane		0	Ran	ch 1,Vinyl	/Δνα	+	0	Ranc Brick		ane	-3,000
	Age	69		68	VACIO	uye		0	69	ı, v ii iyl	nvy	+		66	/AVEI	uge	-3,000
	Condition	Good		Avera		1		+35,000	Goo					Good	1	ı	
	Above Grade		ths		Bdrms	Baths				Bdrms	Baths				Bdrms	Baths	_
	Room Count Gross Living Area	1,393	.0	6	3	1.0 912 so		+3,000 +21,645		3	2.0 606 sq.	ft	-9,585	7	4	2.0 ,187 sq.ft.	+9,270
ŀ	Basement & Finished	None	oy.ii.	None		912 30	4.11.	±21,045	Non		,००० ३५.	.11.	-9,565	None		, 107 34.11.	+9,270
	Rooms Below Grade	N/A		N/A					N/A					N/A			
-	Functional Utility	Typical		Typic					Турі					Typic			
ŀ	Heating/Cooling Energy Efficient Items	FWA/CAC		FWA.						VCAC				FWA			
5	Garage/Carport	Typical 1 Car Det Gar				Parkino	1	+3,000	Typi 2 Ca		?nt		0	Typic		Parking	+3,000
	Porch/Patio/Deck	Cvd Pch, Deck		Deck		arranç	1			Pch, F				Stoo		uning	+1,000
ובח	Fireplaces	None		None					1 Fir	eplace	:		-1,500				
⋖∣	Additional	Storage Buildin	ıg			uilding			Non				+500 -1,000			uilding	
S	Additional Additional	None None		None None					Fend Non-				-1,000	None			
AR	Additional	None		None					Non					None			
COMP	Net Adjustment (Total)				] +		\$	58,645		+		\$	-11,085		+	<u> </u>	10,270
	Adjusted Sale Price of Comparables			Ne		39.1	17	000 545		et	4.9 %	1	045 045	Ne		4.7 %	000 470
SALES	Summary of Sales Comparis	on Approach	Cor	mps ch		45.1 c		208,545 best available			5.8 %		215,915			7.4 <b>%</b> \$ similar in	230,170 size
	location, age, and qu for differences in con average condition, ha	dition (based or	n exte	ent of	updat	tes), ba	aths	s, car storage,	porc	hes/de	cking,	and a	dditional fe	eature			
	Indicated Value by Sales	Comparison Acr	vocal.	h ¢	0.1-	,000											

RESIDENTIAL APPRAISAL REPORT

109365

File No.: R231987

	COST APPROACH TO VALUE (if developed)	pped for this appraisal.
	Provide adequate information for replication of the following cost figures and calculations.	
	Support for the opinion of site value (summary of comparable land sales or other methods for est	imating site value): Land color 1006 Elanida Chroat (620 000
	1 '' ' '	imating site value): Land sale: 1006 Florida Street - \$30,000 -
	0.48 ac	
	Tax value: \$22,000	
	ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE =\$ 25,000
ᇈ	Source of cost data:	DWELLING Sq.Ft. @ \$ =\$
١ặ	Quality rating from cost service: Effective date of cost data:	Sq.Ft. @ \$ =\$
COST APPROACH	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	·
占		
₹	Due to subject's age, the cost approach is not applicable.	Sq.Ft. @ \$ =\$
넔		Sq.Ft. @ \$ =\$
Ιö		=\$
၂၀		Garage/Carport Sq.Ft. @ \$ =\$
		Total Estimate of Cost-New =\$
		Less Physical Functional External
		Depreciation =\$( )
		Depreciated Cost of Improvements ==\$
		"As-is" Value of Site Improvements =\$
		=\$
		=\$
		indicated value by cost approach =\$
F	INCOME APPROACH TO VALUE (if developed)	reloped for this appraisal.
Ö	Estimated Monthly Market Rent \$ X Gross Rent Multiplier	= \$ Indicated Value by Income Approach
0	Summary of Income Approach (including support for market rent and GRM):	= \$ mulculed value by income Approach
8	Summary of income Approach (including support for market fell and GRM).	
ם		
INCOME APPROACH		
Į		
၂၉		
Ιž		
Н	PROJECT INFORMATION FOR PUDs (if applicable)  The Subject is part of a Plar	and Unit Davalanment
		ined Only Development.
	Legal Name of Project:	
٦	Describe common elements and recreational facilities:	
PUD		
ןם		
	Indicated Value by: Sales Comparison Approach \$ 215,000 Cost Approach (if	f developed) \$ Income Approach (if developed) \$
	Final Reconciliation The sales comparison approach to value is considered	to be the most reliable indicator of value as it reflects the actions of
	typical buyers and sellers in the market. The cost approach is not applicate	
	necessary to determine a credible value.	isto ado to the age of the norme. The moome approach to not
	necessary to determine a credible value.	
Ιz		
l≌		
≤	This appraisal is made 🗌 "as is", 🔀 subject to completion per plans and specific	
l≓		hetical Condition that the repairs or alterations have been completed, $\square$ subject to
Įž	the following required inspection based on the Extraordinary Assumption that the conditi	on or deficiency does not require alteration or repair: Subject to completion
၂႘	of remodel per specifications provided by the client.	
RECONCILIATION		
Ι	This report is also subject to other Hypothetical Conditions and/or Extraordinary As	sumptions as specified in the attached addenda.
	Based on the degree of inspection of the subject property, as indicated below	·
	and Appraiser's Certifications, my (our) Opinion of the Market Value (or other s	necified value type) as defined herein of the real property that is the subject
		oruary 22, 2023 , which is the effective date of this appraisal.
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions an	d/or Extraordinary Assumptions included in this report. See attached addenda
	A true and complete copy of this report contains 25 pages, including exhibits wh	
ATTACHMENTS		
N N	properly understood without reference to the information contained in the complete rep	JUIL.
≥	Attached Exhibits:	
lö	$oxedsymbol{oxed}$ Invoice $oxtimes$ General Purpose Report $oxtimes$ Building Ske	tch 🖂 Flood Map 🖂 E & O
إإ	☐ Cover Page ☐ Subject Photos ☐ Plat Map	☐ USPAP Identification ☐ Budget
۲	Summery of Salient Features Comparable Photos Aerial Map	☐ License ☐
H	<del>.</del>	
	<u></u>	Name: Michelle Cherry
	E-Mail: Address:	
	APPRAISER	SUPERVISORY APPRAISER (if required)
		or CO-APPRAISER (if applicable)
		( )
	CONTRACTOR AND	
	J. Comples	
ES	Shereft De Shire	
띰		Supervisory or
E		Co-Appraiser Name:
Ž		Company:
SIGNATURES		Phone: Fax;
S	000 010 1001	
	E-Mail: sheryl@mcnairyassociates.com	E-Mail:
	Date of Report (Signature): 03/08/2023	Date of Report (Signature):
	Date of Report (Signature): 03/08/2023	Date of Report (Signature):  License or Certification #:  State:
	Date of Report (Signature): 03/08/2023 License or Certification #: A7020 State: NC	. , . ,
	Date of Report (Signature): 03/08/2023  License or Certification #: A7020 State: NC  Designation: Certified Residential Real Estate Appraiser	License or Certification #: State: Designation:
	Date of Report (Signature): 03/08/2023  License or Certification #: A7020 State: NC  Designation: Certified Residential Real Estate Appraiser  Expiration Date of License or Certification: 06/30/2023	License or Certification #: State:  Designation:  Expiration Date of License or Certification:
	Date of Report (Signature): 03/08/2023  License or Certification #: A7020 State: NC  Designation: Certified Residential Real Estate Appraiser  Expiration Date of License or Certification: 06/30/2023  Inspection of Subject: Interior & Exterior Exterior Only None	License or Certification #: State: Designation:

## **Subject Photo Page**

Borrower	Michelle Cherry						
Property Address	2007 Phoebe Dr						
City	Greensboro	County Guilford	State	NC	Zip Code	27403	
Lender/Client	RCN Capital						



## **Subject Front**

2007 Phoebe Dr

Sales Price

Gross Living Area 1,393 Total Rooms 6 Total Bedrooms 3 Total Bathrooms 2.0 Location City View Resid/Street

0.20 acres Site Quality Vinyl/Average

Age 69



## **Subject Rear**



## **Subject Street**

## **Photograph Addendum**

Borrower	Michelle Cherry			
Property Address	2007 Phoebe Dr			
City	Greensboro	County Guilford State NC	Zip Code	27403
Lender/Client	RCN Capital			





**Subject Street** 

**Detached Garage** 





**Detached Garage Interior** 

**Storage Building** 







**Gas Meter and AC Unit** 

## **Photograph Addendum**

Borrower	Michelle Cherry							
Property Address	2007 Phoebe Dr							
City	Greensboro	Count	y Guilford	State	NC NC	Zip Code	27403	
Lender/Client	RCN Capital							





**Bedroom** 

**Family Room and Kitchen** 





**Family Room** 

Kitchen





Bathroom Bedroom

# Photograph Addendum

Borrower	Michelle Cherry							
Property Address	2007 Phoebe Dr							
City	Greensboro	Count	y Guilford	St	ate NC	Zip Code	27403	
Lender/Client	RCN Capital							





**Dining Room** 

**Master Bedroom** 





**Master Bedroom** 

**Master Bathroom** 

### **Comparable Photo Page**

Borrower	Michelle Cherry		
Property Address	2007 Phoebe Dr		
City	Greensboro	County Guilford State NC Zip Code	27403
Lender/Client	RCN Capital		



### **Comparable 1**

2200 Cameo Dr

 Prox. to Subject
 0.06 MILES S

 Sale Price
 149,900

 Gross Living Area
 912

 Total Rooms
 6

 Total Bedrooms
 3

 Total Bathrooms
 1.0

LocationPiedmont ParkViewResid/StreetSite0.25 acresQualityVinyl/Average

Age 68

MLS Photo



### Comparable 2

2216 Bertie St

Prox. to Subject 0.31 MILES SE
Sale Price 227,000
Gross Living Area 1,606
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0

Location Piedmont Park
View Resid/Street
Site 0.27 acres
Quality Alum,Vinyl/Avg

Age 69

MLS Photo



## Comparable 3

2305 Westhaven Dr

 Prox. to Subject
 0.35 MILES SW

 Sale Price
 219,900

 Gross Living Area
 1,187

 Total Rooms
 7

 Total Bedrooms
 4

 Total Bathrooms
 2.0

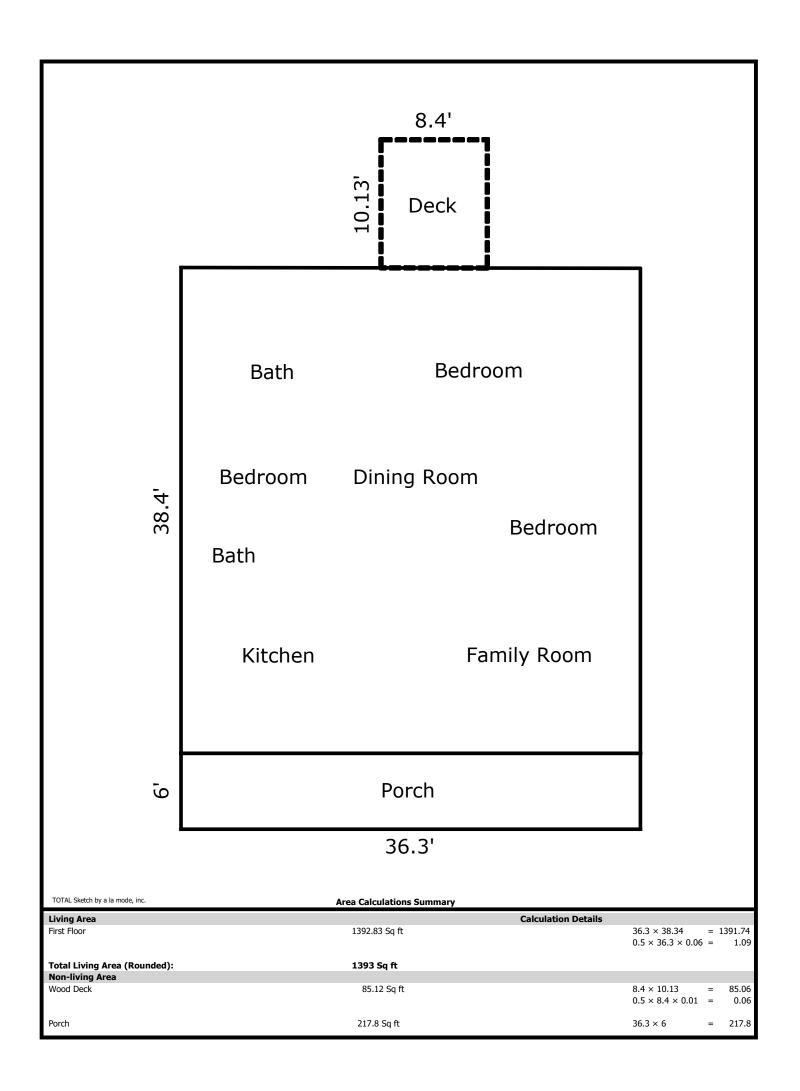
LocationHillsdale ParkViewResid/StreetSite0.20 acresQualityBrick/Average

Age 66

MLS Photo

## **Building Sketch**

Borrower	Michelle Cherry								
Property Address	2007 Phoebe Dr								
City	Greensboro	Coun	y Guilford	St	ate	NC	Zip Code	27403	
Lender/Client	RCN Capital								



### **Metes and Bounds**

Borrower	Michelle Cherry		
Property Address	2007 Phoebe Dr		
City	Greensboro	County Guilford State NC Zip Code	27403
Lender/Client	RCN Capital		

Beginning at an iron pipe in the south margin of Phoebe Drive, being 369.37 feet east of an iron pipe marking the intersection of sa.id south street margin with the east margin of Hardie Street, and running thence along said south margin of Phoebe Drive South 88 degrees 36 minutes East 60.50 feet to an iron pipe; thence South 01 degrees 49 minutes 30 seconds West 145.45 feet to an iron pipe; thence North 87 degrees 38 minutes West 60.29 feet to an iron pipe; and thence North 01 degrees 44 minutes 24 seconds East 144.43 feet to the Point

Submitted electronically by "Jason A. Knight, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Guilford County Register of Deeds.

Book 8643 Page 951

and Place of Beginning, according to a survey by Wayne L. Stutts, P.A. (Joseph G. Stutts, R.L.S.) dated April 28, 1998.

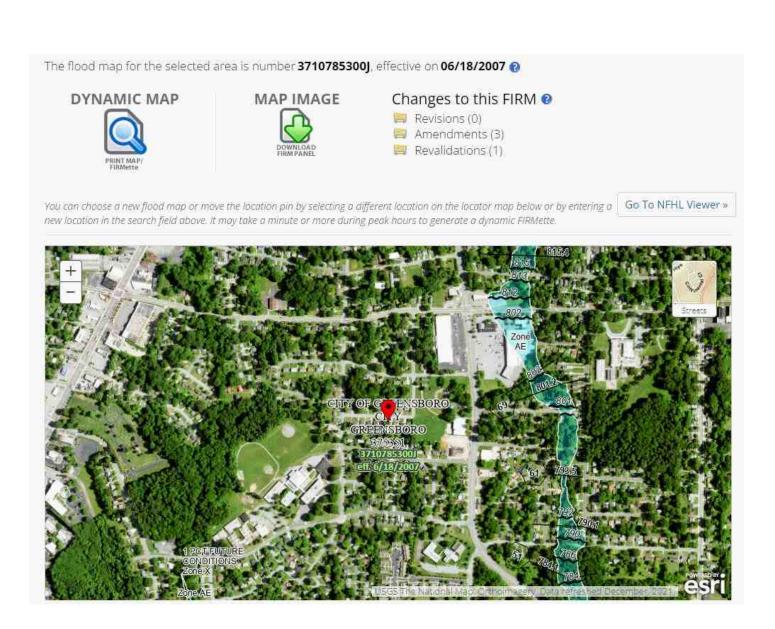
# **Aerial Map**

Borrower	Michelle Cherry		
Property Address	2007 Phoebe Dr		
City	Greensboro	County Guilford State NC Zip Co	ode 27403
Lender/Client	RCN Capital		



### Flood Map

Borrower	Michelle Cherry				
Property Address	2007 Phoebe Dr				
City	Greensboro	County Guilfor	d State N	NC Zip Code	27403
Lender/Client	RCN Capital				



### License

Borrower	Michelle Cherry							
Property Address	2007 Phoebe Dr							
City	Greensboro	Count	y Guilford	State	NC	Zip Code	27403	
Lender/Client	RCN Capital							



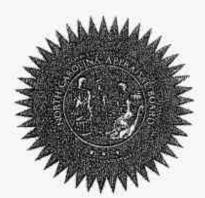
# North Carolina Appraisal Board

# SHERYL B. JOHNSON

having satisfied the North Carolina Appraisal Board regarding the qualifications to practice as a Residential Real Estate Appraises in this State and having complied with the requirements prescribed by law, is hereby certified as a

## Certified Residential Real Estate Appraiser

Given under and by virtue of the provisions of Article 1 Chapter 93E of the General Statutes of North Carolina. I hereunto set my hand and seal of the North Carolina Appraisal Board at Raleigh on the date below shown:



This certificate shall expire on the 30th day of June following the date shown below unless renewed prior to expiration.

Јипиату 22, 2009

Philip W. Humphries Executive Director

nyiqus

## E & O Insurance

Borrower	Michelle Cherry							
Property Address	2007 Phoebe Dr							
City	Greensboro	County	/ Guilford	State	NC	Zip Code	27403	
Lender/Client	RCN Canital							

MONBITY & Associates, LLC 1616-B Ballieground Avenue Greensboro, NC 27408  **SURRER 8: **SURRER 9: **S	40	CER"	ΓIF	IC	ATE OF LIA	BILI	TY IN	SURA	NCE	100	E (MM/DD/TYYY) 25/04/2022
terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer right certificate object in lieu of such endorsements).  BOUCHES IN CONTROL IN C	CE BE	RTIFICATE DOES NOT AFFIRMAT LOW. THIS CERTIFICATE OF IN	TVELY	OF NCE	R NEGATIVELY AMEND DOES NOT CONSTITU	EXTEND	OR ALT	ER THE CO	WERAGE AFFORDED	BY T	HE POLICIE
NEEP - Organization of Real Estate Professionals insurance Services, LLC  750 University Ave RZ50  In Diago, CA B2115:  MCNairy & Associates, LLC  1616-8 Battleground Avenue  Greensboro, NC 27408  MICHAELE MARKER II.  1616-8 Battleground Avenue  Greensboro, NC 27408  MICHAELE MARKER II.  1616-8 Battleground Avenue  Greensboro, NC 27408  MICHAELE MARKER II.  1616-8 Battleground Avenue  Greensboro, NC 27408  MICHAELE MARKER II.  1616-8 Battleground Avenue  Greensboro, NC 27408  MICHAELE MARKER II.  1616-8 Battleground Avenue  Greensboro, NC 27408  MICHAELE MARKER II.  1616-8 Battleground Avenue  Greensboro, NC 27408  MICHAELE MARKER II.  1616-8 Battleground Avenue  Greensboro, NC 27408  MICHAELE MARKER II.  1616-8 Battleground Avenue  Greensboro, NC 27408  MICHAELE MARKER II.  1616-8 Battleground Avenue  Greensboro, NC 27408  MICHAELE MARKER II.  1616-8 Battleground Avenue  Greensboro, NC 27408  MICHAELE MARKER II.  1616-8 Battleground Avenue  Greensboro, NC 27408  MICHAELE MARKER II.  1616-8 Battleground Avenue  Greensboro, NC 27408  MICHAELE MARKER II.  1616-8 Battleground Avenue  Greensboro, NC 27408  MICHAELE MARKER II.  1616-8 Battleground Avenue  Greensboro, NC 27408  MICHAELE MARKER II.  1616-8 Battleground MARKER II.  16	ten	ns and conditions of the policy, c	ertain	poli	icies may require an en						
AND CONTROL OF STATE OF THE PARTY OF THE PAR	RE	- Organization of Real Estate Profes	sionas	a ins	urance Services, LLC	PHONE AIC No. E	en: 888-347	-5273	[£8. No	619-	704-0793
MONBY & Associates, LLC 1616-B Battleground Avenue Greensborn, NC 27408  MEMBER 8;  MEMBER 9;  MEMBER 1;  MEMBER 1;  MEMBER 1;  MEMBER 1;  MEMBER 2;  MEMBER 1;  MEMBER 3;  MEMBER 3;  MEMBER 3;  MEMBER 4;  MEMBER 4;  MEMBER 5;  MEMBER 5;  MEMBER 6;  MEMBER 6;  MEMBER 7;  MEMBER 7;  MEMBER 7;  MEMBER 7;  MEMBER 8;  MEMBER 8;  MEMBER 9;  MEMBER 1;  MEMB	iin D	Nego, CA 92115				PRODUCE		- 3			
MONBINY & Association, LLC 1616-B Battleground Avenue Greensborn, NC 27408  BAUMERS 8: BAUMERS 9: B	ni me	in .		_							NAIC #
DVERAGES  CERTIFICATE NUMBER:  REVISION NUMBER:  THAS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE GEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY  DVERAGES  CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HERREN IS SURJECT TO ALL THE  EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REPUCED BY THE POLICY BY PAID CLARMS.  TYPE OF INSURANCE  GENERAL LABBILTY  COMMERCIAL GENERAL LABBILTY  COMMERCIAL CONTROL OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REPUCED BY THE POLICY BY PAID CLARMS.  THE POLICY BY POLICY BY POLICY BY POLICY BURNES  POLICY BY POLICY BY POLICY BY POLICY BURNES  BOOK AGGREGATE LIMITAPPLES PER  POLICY BY POLICY BY POLICY BY POLICY BURNES  BOOK AGGREGATE LIMITAPPLES PER  POLICY BY POLIC	Zii		LC			A COLUMN TO STATE	designation of the last	miurince Co	mpany.		20004
DVERAGES  CERTIFICATE NUMBER:  REVISION NUMBER:  THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED AROVE FOR THE POLICY NUMBER:  THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED AROVE FOR THE POLICY NUMBER:  THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED AROVE FOR THE POLICY NUMBER ISSUED TO WHITE ACTION OF THE POLICY TO WHITE			mue			Editor Par					
OVERAGES  CERTIFICATE NUMBER:  REVISION NUMBER:  THAS IS TO CERTIFY THAT THE POLICIES OF INSUIRANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSUIRED MANED ABOVE FOR THE POLICY MOILD AFTER THAT THE POLICIES OF INSUIRANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSUIRED MANED ABOVE FOR THE POLICY MOILD AFTER THAT THE POLICIES AND REQUIREMENT. THEM OR CONDITIONS OF ANY CONTRACT OR CITIES DANGED MANED ABOVE FOR THE POLICY MOILD AFTER THAT THE POLICY TH		Greensboro, NC 27408				INSURER D					
COVERAGES  CERTIFICATE NUMBER: THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED ABOVE FOR THE POLICY MINISTER AND CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHITE POLICY MINISTER AND CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHITE POLICY MINISTER AND CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHITE POLICY MINISTER AND CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHITE POLICY MINISTER AND CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHITE POLICY MINISTER AND CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHITE POLICY MINISTER AND CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHITE POLICY MINISTER AND CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHITE POLICY MINISTER AND CONTRACT OR OTHER DOCUMENT OF WHITE POLICY MINISTER AND CONTRACT OR OTHER DOCUMENT OF WHITE POLICY MINISTER AND CONTRACT OR OTHER DOCUMENT OF WHITE POLICY MINISTER AND CONTRACT OR OTHER DOCUMENT OR WITH RESPECT TO ALL THE POLICY MINISTER AND CONTRACT OR OTHER DOCUMENT OR WITH RESPECT TO ALL THE POLICY MINISTER AND CONTRACT OR OTHER DOCUMENT OR WITH RESPECT TO ALL THE POLICY MINISTER AND CONTRACT OR OTHER DOCUMENT OR WITH RESPECT TO ALL THE POLICY MINISTER AND CONTRACT OR OTHER DOCUMENT OR WITH RESPECT TO ALL THE POLICY MINISTER AND CONTRACT OR OTHER DOCUMENT OR WITH RESPECT TO ALL THE POLICY MINISTER AND CONTRACT OR OTHER DOCUMENT OR WITH RESPECT OR OTHER DOCUMENT OR OTHER DOCUMENT OR WITH RESPECT OR OTHER DOCUMENT OR OTHER DOCUMENT OR WITH RESPECT OR OTHER DOCUMENT						INSURER E	Ti.				
THE SI TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE NSURED HAMBO ABOVE FOR THE POLICY MOREATED. NOTWITHSTANDED ANY BED INSURED ANY BE ISSUED OR MAY PERTAIN. THE INSURANCE AFFORDED BY THE POLICIES DECIMENT WITH RESPECT TO WHITE EXCUSIONS AND CONDITIONS OF SHURD POLICIES LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAMBS.  IN TYPE OF INSURANCE BEEN INSURANCE AFFORDED BY THE POLICIES DESCRIBED. HERRIN IS SUBJECT TO ALL THE EXCLUSIONS AND CONDITIONS OF SHURD POLICIES LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAMBS.  IN TYPE OF INSURANCE BEEN REDUCED BY PAID CLAMBS.  IN TYPE OF INSURANCE BEEN REDUCED BY PAID CLAMBS.  IN TYPE OF INSURANCE BEEN REDUCED BY PAID CLAMBS.  IN TYPE OF INSURANCE BEEN REDUCED BY PAID CLAMBS.  IN TYPE OF INSURANCE BEEN REDUCED BY PAID CLAMBS.  IN TYPE OF INSURANCE BY PAID CLAMBS.  IN THE POLICY BY BEEN REDUCED BY PAID CLAMBS.  IN THE POLICY BY BEEN REDUCED BY PAID CLAMBS.  IN THE POLICY BY	-	PRIME CONTRACTOR	Charge and a Con-		· · · · · · · · · · · · · · · · · · ·	INSURER F			PARTY NO. 10 PARTY		1
INDICATED. NOTWITHSTANDING ANY REQUIREMENT. TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHITE RESPECT TO WHITE RESPECT TO WHITE RESPECT TO WHITE RESPECT TO ALL THE EXCLUSIONS AND CONDITIONS OF SUCH POLICIES LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAMB.  TYPE OF HISLIANADE    COMMERCIAL CHARLITY   COMM		The state of the s				OUT BETW	section 17	The state of the s		THE E	MINY SCOLO
GENERAL LABELTY  COAMERCAL GENERAL LABILITY  CLAMS-MACE COCUH  ANY AUTO COCUMENT COMPORT AND CLAMS-MACE COCUMENT COCUMEN	CER	ICATED: NOTWITHS! ANDING ANY RI RTIFICATE MAY BE ISSUED OR MAY	PERT. POLIC	AIN. JES	NT, TERM OR CONDITION THE INSURANCE AFFORD LIMITS SHOWN MAY HAVE	OF ANY 1	CONTRACT SE POLICIE DUCED BY	OR OTHER S DESCRIBE PAID CLAIMS	DOCUMENT WITH RESP D HEREIN IS SUBJECT	ECT T	O WHICH THE
COMMERCIAL GENERAL LIABILITY  CLAMS-MADE   OCCUIR   PERSONUL 3. ADV AUJEY   E   GENERAL ADDRESS ES CONTINUES   E   GENERAL TORS   E   ANYONOBIE LIABILITY   E   GENERAL TORS   E   ANYONOBIE LIABILITY   E   ANYONOBIE LIABILITY   E   GENERAL TORS   ANY BURNIES CONTINUES   E   DEDUCTIBLE   E   RECESSION   S   DEDUCTIBLE   E   RECESSION   S   DEDUCTIBLE   E   RECESSION   S   DEDUCTIBLE   S   RECESSION   S   DEDUCTIBLE   S   RECESSION   S   DEDUCTIBLE   S   RECESSION   S   DEDUCTIBLE   S   RECESSION		Transfer district	MER	WVD	POLICY WUMBER	i da	MDD(YYYY)	MM/DD/YYYY)	LIM	TE	
COMMERCIAL CHARLETY  CLAMS ANGE OCCUR  CLAMS ANGE OCCUR  MED ESP JATY OND PRIVATE IN THE SEPTION OF PRIVATE STATES OF THE SECTION	1									1	
PERSONAL & ADV MURTY E  GENERAL ADDREDATE LIMIT APPLIES PER  PODUCT TO THE DESCRIPTION OF S  ANY AUTO COMBINED SINGLE LIMIT S  ANY AUTO COMBINED SINGLE LIMIT S  ANY AUTO COMBINED SINGLE LIMIT S  BOOLY BULLIFLY FOR person S  PROPERTY DAMAGE S  BOOLY BULLIFLY FOR person S  BOOLY BULLIFLY F  BOOLY BULLIF F  BOOLY BULLIF F  BOOLY BULLIFIED S  BOOLY BULLIFIED S  BOO	F	100 Mary 100		Г					PREMISES (Ex communic)	+-	
GENC AGGREGATE LIMITAPPLES PER  GENC AGGREGATE LIMITAPPLES PER  POLICY PRO  ANY AUTO  ANY AUTO  ALL OWNED AUTOR BOOLY PROPERTY OF graviers \$  COMBINED SNOLE LIMIT [Es accident)  BOOLY PRUMY (For graviers) \$  BOOLY PR	H	CLAMS-MADE COLIN	'	1					Call I Darbon A Proposition and activity	1	
GENC AGGREGATE LIMIT APPLIES PERI POLICY PRO LOC  ANYONOBILE LIABILITY  ANY AUTO  ALL OWNED AUTOS  BOHEDALED AUTOS  BOHEDALED AUTOS  BOHEDALED AUTOS  BOHEDALED AUTOS  BOHEDALED AUTOS  BOHEDALED AUTOS  LIMIT PRO LATIOS  BOHEDALED AUTOS  BOHEDALED AUTOS  LIMIT PRO LATIOS  BOHEDALED AUTOS  BOHEDALED AUTOS  BOHEDALED AUTOS  BEACH DOCUMBENDE  EACH DOCUMBENDE  EACH DOCUMBENDE  EACH DOCUMBENDE  EACH DOCUMBENDE  BOHEDALED	H									1	
POLICY PRO LINCY  ANY AUTO  ANY AUTO  AUTOMOBILE LABILITY  ANY AUTO  ALL OWNED AUTOR  BOOLY MULRY (Per person) \$  BOOLY MULRY (Person)	H	COLUMNOS AND CONTRACTOR AND	1 1						THE RESERVE OF THE PARTY OF THE	+	
AUTONOBILE LIABILITY  ANY ALTO  ALL OWNED AUTOS  BOOLY INJURY (Fee resident)  BOOLY INJURY (Fee residen	ľ		Ш						PHODUCTE+COMPACE ACC	+	
ANY ALTO  ALL OWNED ALTOS  BOOLY INJURY (For present): \$  PROPERTY DAMAGE  IP RECEIVED BY  BEACH DOCUMPRINE	1		Н			_				1	
BORLY NURS (Per working) II  HORD ALTOS HORD ALTOS HORD ALTOS HORD ALTOS HORD ALTOS  LIMBRELLA LIAB DOGUR EXCESS LIAB CLARIS-MADE DECOUTRELE RESERVICE RESER	t	ANY ALTO		_					No. of the latest and	1	
BOHEDULED AUTOR  HRED AUTOR  MON-OWNED AUTOR  LIMBRELLA LIAB  DOUGHBLE  RETERTION S  RETERTION S  WORKERS COMPENSATION  AND EMPLOYERS' LABILITY  ANY PROMOCTION PARTNERS EXCUSTRE  PRA-2RE-1001370  D5/19/2022  D5/19/2023  DFR CLAIM: \$1,000,000  AGGREGATE: \$1,000,000  BCRIFFICATE HOLDER  Proof of Coverage	ı	ALL OWNED AUTOS	1/-	1						17	
HORED AUTOS  MOS-OWNED AUTOS  LIMBRELLA LIAB  OCCUR  EXCESS LIAB  CLANIS-MADE  DESCRIBER  CLANIS-MADE  DESCRIBER  RETENTION 8  WORKERS COMPENSATION AND EMPLOYERS LIABILITY AND PROPERTION EXCLUSED  WORKERS COMPENSATION AND EMPLOYERS LIABILITY OFFICENMENDED EXCLUSED  N. / A  EL DISEASE - EA EMPLOYER 8  EL DISEASE - EA EMPLOYER 8  EL DISEASE - FOLICY LIMIT 8  EL DISEASE - FOLICY LIMIT 1  EL DISEASE - FOLICY LIMIT 1  EL DISEASE - FOLICY LIMIT 1  ENDITION OF OPERATIONS / LOCATIONS (VEHICLES (Albert ACCIND 181, Antispless) Remarks Schemics, if more specials required  ACCINETE Full Prior Acts  ERTIFICATE HOLDER  CANCELLATION  Proof of Coverage  ENDITOR OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEE  EXCENSION OF THE ABOVE		SIDHEDULED ALITOS	H							-	
UMBRIELLA LIAB OCCURRENTANDE S  EXCESS LIAB CLARIS MADE S  DEDUCTIBLE S  MORRERA COMPRENATION S  WORKERA COMPRENATION S  WORKERA COMPRENATION S  WORKERA COMPRENATION S  WORKERA COMPRENATION S  FINAL PROPERTY S  EL EACH ACCIDENT S  EL DISEASE -RAIMFUNES S  EL DISEASE -RAIMFUNES S  EL DISEASE -RAIMFUNES S  EL DISEASE -POLICY LIMIT S  EL D		HIRED AL/TOS	H							1	
MARKELLA LIAB   COORD   EACH DOCUMPRENCE   1	L	MON-OWNED AUTOS	H							-	
EXCESS LIAB    DEDUCTIBLE	4		Н	_						1	
DEDUCTORSE RETENTION 3  WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIET COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIET COMPENSATION AND EMPLOYERS LIABILITY ANY PROPRIET COMPENSATION FOR ACCURATION  EL EACH ACCORDIT  EL DISEASE EA EMPLOYER II I lyus, discrete annie asserval informations (VEHICLES (Albach ACCHID 181, Antiliposal Remarks Schieble, il more spece in required) BECHIPTION OF OPERATIONS (VEHICLES (Albach ACCHID 181, Antiliposal Remarks Schieble, il more spece in required) BESTIFICATE HOLDER  Proof of Coverage  CANCELLATION  Proof of Coverage  EXPRATION DATE THERSOF, NOTICE WILL BE DELIVERED IN ACCORDANCE.	-									1	
RETENTION 5  WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPERTY LIABILITY OFFICENMENDER EXCLUDED!  If you disable and the property property is a property of the proper	H	CLARID-HALE	П	Г					AGGREGATE	1	
WORKERS COMPENSATION AND EMPLOYERS LIABILITY ANY PROPERTY OF STATU.  OFFICENMENDED EXECUTIVE  OFFICENMENDED EXECUTIVE  If you dissilve many Approximately in the property of t	ŀ									13	
ANY PROPRIET MEASURE EXCLUDED:    Mandatory in NH    E.I. DISEASE - FA EMPLOYEE   E.I. DISEASE - FOLICY LIMIT   4   Enters and Omissions   PRA-2RE-1001370   D5/19/2022   D5/19/2023   PER CLAIM: \$1,000,000	1		Н			-			LACSTATUL   IGH	+	
Mandatory in NH    EL. DISEASE - EA EMPLOYEE     EL. DISEASE - FOLICY UNIT	- 12	MY PROPRIETOR PARTNER EXECUTIVE		_						1	
Hys. displace processors  Errors and Omissions  PRA-2RE-1001370  DS/19/2022  DS/19/2023  DER CLAIM: \$1,000,000  AGGREGATE: \$1,000,000  AGGREGATE: \$1,000,000  BERTIFICATE HOLDER  CANCELLATION  Proof of Coverage  EL. DISEASE: POLICY UNIT \$  PER CLAIM: \$1,000,000  AGGREGATE: \$1,000,000  AGGREGATE: \$1,000,000  BERTIFICATE HOLDER  CANCELLATION  Proof of Coverage  EL. DISEASE: POLICY UNIT \$  PER CLAIM: \$1,000,000  AGGREGATE: \$1,000,000  BERTIFICATE HOLDER  CANCELLATION  BHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFT EXPRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE.	- 13	OFFICERMEMBER EXCLUDED?	W/A	<u> </u>						E 1	
Errors and Omissions PRA-2RE-1901370 05/19/2022 05/19/2023 PER CLAIM: \$1,000,000 AGGREGATE: \$1,000,000 AGGREGA	_ 11	yes, despito unite							EL DISEASE : POLICY UMD	1	
BERIPTION OF OPERATIONS / LOCATIONS (VEHICLES (Attach ACCRID 1811, Additional Remarks Schedule, if more space in required)  In Estate Appraisal Services.  If roactive Date: Full Prior Acts  ERTIFICATE HOLDER  CANCELLATION  Proof of Coverage  EXPRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE.	111		F	Г	PRA-2RE-1001370	Ct.	5/19/2022	05/19/2023			
errificate Holder  CANCELLATION  Proof of Coverage  CANCELLATION  Proof of Coverage  CANCELLATION  CANCELLATION  CANCELLATION									AGGREGATE: \$1,000.0	100	
Proof of Coverage BHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEF EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE.	ini i	atate Appraisal Services	LES (A	Mach	ACCINO 1911, Additional Remarks	Schedule, if	more space is	requireds			
EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE 1	ER	TIFICATE HOLDER				CANCE	LLATION				
POLICY PROVIDIONS.		Proof of Coverage				EXPIRA	TION DATE T	HEREOF, NOTIC			
AUTHORIZED REPRESENTATIVE						AUTHORIZ	ED REPRESE	MTATIVE			
Islanc Peck Assac Pack		4							Isaac Peck		

## **ISABEL ORBEGOZO**

**ESTIMATE** 

TimeSavers of Greensboro, Inc 5608 Tower Rd Greensboro, NC 27410

**DATE:** February 13, 2023 **ESTIMATE #** 2501

FOR: 2007 Phoebe Drive

TERMS: Payable in 4 draws

Bill To:

True Horizons Property Holdings c/o Michelle Cherry Greensboro, NC 27406

DESCRIPTION	AMOUNT
The estimate below is being provided from the scope of work provided by Coastal Capital	
Investments and Michelle Cherry for the renovation of 2007 Phoebe, Greensboro, NC	
Based on visiting the home and going over the project scope of work provided with	
this estimate, the time needed for completion of this particular job will be	
5 weeks.	
Please reference the attached Project Scope of Work for full description of work to	
be done.	
This estimate includes both materials and labor	32,500.00
10% Overage contingency	3,250.00
*Based upon reviewing the home and the project scope of work, if we initiate work	
within 90 days of this estimate, we guarantee that customer will not be charged above	
the overage contingency in the event of fluctuation in material/labor costs	
TOTAL	\$ 35,750.00

Make all checks payable to Isabel Orbegozo

If you have any questions concerning this invoice, contact us at 336-988-5569

THANK YOU FOR YOUR BUSINESS!



## Project Scope of Work for PROPERTY ADDRESS: 2007 Phoebe Drive, Greensboro, NC

The work shall include, but not be limited to all labor, materials, tools, equipment, incidentals, insurance, overhead and profit to perform the work as outlined below:

### **GENERAL NOTES:**

- Contractor has inspected all surfaces and job conditions and by signing this contract accepts the conditions of all surfaces and job conditions. Costs associated with these conditions are included within this proposal.
- 2. Contractor shall field verify locations, sizes and quantities of work required for the project.
- 3. Include all required cleanup for work completed under this package. Include daily cleanup of all areas where work is performed and disposal of debris to Owner provided dumpster.
- General building permit shall be provided by the Owner. Contractors/subcontractors shall be
  responsible for all permits and licensing as is required to complete their respective scope of work and
  to meet city regulations.
- 5. Contractor shall provide proof of General Liability and Worker's Compensation insurance.
- 6. Jobsite dumpsters are Owner-Furnished but must be specified by the Contractor.
- 7. If needed, Owner will provide materials. If Owner does provide materials, Contractor must specify which materials are needed (Due to Owner's relationship with Lowe's Hardware Store, Owner requires that items list be made from item/model # from Lowe's as a baseline. If you have relationships with other stores that may help in pricing, Owner is willing to open accounts at the specific stores you may recommend).

3.	Contractor is also responsible for providing timeline for completing the job. Please provide what work
	will be done each week and desired payments at each stage of the job. For example, payment of
	\$ due at start of the job; Week 1, the following will be completed; After inspection,
	Contractor would like \$ prior to week 2; etc

### **EXTERIOR:**

### Tree/Landscaping Work:

- 1. Cut down and trim necessary trees on property
- 2. Clean up lawn (branches) and loose debris throughout the premises, primarily in the backyard

Tree/Landscaping charge: \$	Tree	/Landscar	oina cha	rae: \$			
-----------------------------	------	-----------	----------	---------	--	--	--

### Other Exterior Work:

- 1. Raise roof in the back of the home to allow for bigger master bedroom ceiling
- 2. Pressure wash exterior
- 3. New shingles for the new roof as a result of raising roof in back
- 4. New front screen door
- 5. Paint front door
- 1 | Page Property Address: 2007 Phoebe Drive, Greensboro, NC



- 6. Install hanging swing chair for the porch area
- 7. New soffit for outside garage
- 8. Replace windows in back room
- 9. Paint front and back door as needed
- 10. Replace garage door with metal door
- 11. Discard of trash throughout the home and the garage area

Labor charge: \$	Labor	charge: \$
Material list (if Owner provides materials):    INTERIOR OF THE HOME:  Kitchen:  1. Move sink from one side of kitchen to other side under the window area 2. Install dishwasher on same side of sink (to the right) 3. Install ice maker on side of sink area to left of new sink area where refrigerator will be 4. Make sure to install stove plug in area where stove will be. Stove will be in the area where the kitchen sink is now 5. Install range hood above new stove 6. Install new kitchen cabinets 7. Install new sink/faucet 8. Install new recess lighting above new sink area 9. Remove ceiling fan and install new nice lighting  Labor charge: \$  Material cost (if Contractor provides materials): \$		
INTERIOR OF THE HOME:  Kitchen:  1. Move sink from one side of kitchen to other side under the window area 2. Install dishwasher on same side of sink (to the right) 3. Install ice maker on side of sink area to left of new sink area where refrigerator will be 4. Make sure to install stove plug in area where stove will be. Stove will be in the area where the kitchen sink is now 5. Install range hood above new stove 6. Install new kitchen cabinets 7. Install new sink/faucet 8. Install new recess lighting above new sink area 9. Remove ceiling fan and install new nice lighting  Labor charge: \$ Material cost (if Contractor provides materials): \$		
INTERIOR OF THE HOME:  **Xitchen:**  1. Move sink from one side of kitchen to other side under the window area 2. Install dishwasher on same side of sink (to the right) 3. Install ice maker on side of sink area to left of new sink area where refrigerator will be 4. Make sure to install stove plug in area where stove will be. Stove will be in the area where the kitchen sink is now 5. Install range hood above new stove 6. Install new kitchen cabinets 7. Install new sink/faucet 8. Install new recess lighting above new sink area 9. Remove ceiling fan and install new nice lighting  Labor charge: \$	Mater	iai list (ii Owner provides materials).
INTERIOR OF THE HOME:  Kitchen:  1. Move sink from one side of kitchen to other side under the window area 2. Install dishwasher on same side of sink (to the right) 3. Install ice maker on side of sink area to left of new sink area where refrigerator will be 4. Make sure to install stove plug in area where stove will be. Stove will be in the area where the kitchen sink is now 5. Install range hood above new stove 6. Install new kitchen cabinets 7. Install new sink/faucet 8. Install new recess lighting above new sink area 9. Remove ceiling fan and install new nice lighting  Labor charge: \$		
<ol> <li>Kitchen:         <ol> <li>Move sink from one side of kitchen to other side under the window area</li> <li>Install dishwasher on same side of sink (to the right)</li> <li>Install ice maker on side of sink area to left of new sink area where refrigerator will be</li> <li>Make sure to install stove plug in area where stove will be. Stove will be in the area where the kitchen sink is now</li> <li>Install range hood above new stove</li> <li>Install new kitchen cabinets</li> <li>Install new recess lighting above new sink area</li> <li>Remove ceiling fan and install new nice lighting</li> </ol> </li> <li>Labor charge: \$</li></ol>		
<ol> <li>Kitchen:         <ol> <li>Move sink from one side of kitchen to other side under the window area</li> <li>Install dishwasher on same side of sink (to the right)</li> <li>Install ice maker on side of sink area to left of new sink area where refrigerator will be</li> <li>Make sure to install stove plug in area where stove will be. Stove will be in the area where the kitchen sink is now</li> <li>Install range hood above new stove</li> <li>Install new kitchen cabinets</li> <li>Install new recess lighting above new sink area</li> <li>Remove ceiling fan and install new nice lighting</li> </ol> </li> <li>Labor charge: \$</li></ol>		
<ol> <li>Kitchen:         <ol> <li>Move sink from one side of kitchen to other side under the window area</li> <li>Install dishwasher on same side of sink (to the right)</li> <li>Install ice maker on side of sink area to left of new sink area where refrigerator will be</li> <li>Make sure to install stove plug in area where stove will be. Stove will be in the area where the kitchen sink is now</li> <li>Install range hood above new stove</li> <li>Install new kitchen cabinets</li> <li>Install new recess lighting above new sink area</li> <li>Remove ceiling fan and install new nice lighting</li> </ol> </li> <li>Labor charge: \$</li></ol>		
<ol> <li>Kitchen:         <ol> <li>Move sink from one side of kitchen to other side under the window area</li> <li>Install dishwasher on same side of sink (to the right)</li> <li>Install ice maker on side of sink area to left of new sink area where refrigerator will be</li> <li>Make sure to install stove plug in area where stove will be. Stove will be in the area where the kitchen sink is now</li> <li>Install range hood above new stove</li> <li>Install new kitchen cabinets</li> <li>Install new recess lighting above new sink area</li> <li>Remove ceiling fan and install new nice lighting</li> </ol> </li> <li>Labor charge: \$</li></ol>		
<ol> <li>Kitchen:         <ol> <li>Move sink from one side of kitchen to other side under the window area</li> <li>Install dishwasher on same side of sink (to the right)</li> <li>Install ice maker on side of sink area to left of new sink area where refrigerator will be</li> <li>Make sure to install stove plug in area where stove will be. Stove will be in the area where the kitchen sink is now</li> <li>Install range hood above new stove</li> <li>Install new kitchen cabinets</li> <li>Install new recess lighting above new sink area</li> <li>Remove ceiling fan and install new nice lighting</li> </ol> </li> <li>Labor charge: \$</li></ol>		
<ol> <li>Kitchen:         <ol> <li>Move sink from one side of kitchen to other side under the window area</li> <li>Install dishwasher on same side of sink (to the right)</li> <li>Install ice maker on side of sink area to left of new sink area where refrigerator will be</li> <li>Make sure to install stove plug in area where stove will be. Stove will be in the area where the kitchen sink is now</li> <li>Install range hood above new stove</li> <li>Install new kitchen cabinets</li> <li>Install new recess lighting above new sink area</li> <li>Remove ceiling fan and install new nice lighting</li> </ol> </li> <li>Labor charge: \$</li></ol>		
<ol> <li>Kitchen:         <ol> <li>Move sink from one side of kitchen to other side under the window area</li> <li>Install dishwasher on same side of sink (to the right)</li> <li>Install ice maker on side of sink area to left of new sink area where refrigerator will be</li> <li>Make sure to install stove plug in area where stove will be. Stove will be in the area where the kitchen sink is now</li> <li>Install range hood above new stove</li> <li>Install new kitchen cabinets</li> <li>Install new recess lighting above new sink area</li> <li>Remove ceiling fan and install new nice lighting</li> </ol> </li> <li>Labor charge: \$</li></ol>		
<ol> <li>Move sink from one side of kitchen to other side under the window area</li> <li>Install dishwasher on same side of sink (to the right)</li> <li>Install ice maker on side of sink area to left of new sink area where refrigerator will be</li> <li>Make sure to install stove plug in area where stove will be. Stove will be in the area where the kitchen sink is now</li> <li>Install range hood above new stove</li> <li>Install new kitchen cabinets</li> <li>Install new sink/faucet</li> <li>Install new recess lighting above new sink area</li> <li>Remove ceiling fan and install new nice lighting</li> </ol> Labor charge: \$	INTER	IOR OF THE HOME:
<ol> <li>Move sink from one side of kitchen to other side under the window area</li> <li>Install dishwasher on same side of sink (to the right)</li> <li>Install ice maker on side of sink area to left of new sink area where refrigerator will be</li> <li>Make sure to install stove plug in area where stove will be. Stove will be in the area where the kitchen sink is now</li> <li>Install range hood above new stove</li> <li>Install new kitchen cabinets</li> <li>Install new sink/faucet</li> <li>Install new recess lighting above new sink area</li> <li>Remove ceiling fan and install new nice lighting</li> </ol> Labor charge: \$		
<ol> <li>Install dishwasher on same side of sink (to the right)</li> <li>Install ice maker on side of sink area to left of new sink area where refrigerator will be</li> <li>Make sure to install stove plug in area where stove will be. Stove will be in the area where the kitchen sink is now</li> <li>Install range hood above new stove</li> <li>Install new kitchen cabinets</li> <li>Install new sink/faucet</li> <li>Install new recess lighting above new sink area</li> <li>Remove ceiling fan and install new nice lighting</li> </ol> Labor charge: \$	Kitche	n:
<ol> <li>Install ice maker on side of sink area to left of new sink area where refrigerator will be</li> <li>Make sure to install stove plug in area where stove will be. Stove will be in the area where the kitchen sink is now</li> <li>Install range hood above new stove</li> <li>Install new kitchen cabinets</li> <li>Install new sink/faucet</li> <li>Install new recess lighting above new sink area</li> <li>Remove ceiling fan and install new nice lighting</li> </ol> Labor charge: \$	1.	Move sink from one side of kitchen to other side under the window area
<ol> <li>Make sure to install stove plug in area where stove will be. Stove will be in the area where the kitchen sink is now</li> <li>Install range hood above new stove</li> <li>Install new kitchen cabinets</li> <li>Install new sink/faucet</li> <li>Install new recess lighting above new sink area</li> <li>Remove ceiling fan and install new nice lighting</li> </ol> Labor charge: \$ Material cost (if Contractor provides materials): \$	2.	Install dishwasher on same side of sink (to the right)
where the kitchen sink is now  5. Install range hood above new stove 6. Install new kitchen cabinets 7. Install new sink/faucet 8. Install new recess lighting above new sink area 9. Remove ceiling fan and install new nice lighting  Labor charge: \$  Material cost (if Contractor provides materials): \$	3.	Install ice maker on side of sink area to left of new sink area where refrigerator will be
<ul> <li>5. Install range hood above new stove</li> <li>6. Install new kitchen cabinets</li> <li>7. Install new sink/faucet</li> <li>8. Install new recess lighting above new sink area</li> <li>9. Remove ceiling fan and install new nice lighting</li> <li>Labor charge: \$</li> <li>Material cost (if Contractor provides materials): \$</li> </ul>	4.	Make sure to install stove plug in area where stove will be. Stove will be in the area
6. Install new kitchen cabinets 7. Install new sink/faucet 8. Install new recess lighting above new sink area 9. Remove ceiling fan and install new nice lighting  Labor charge: \$  Material cost (if Contractor provides materials): \$		where the kitchen sink is now
7. Install new sink/faucet 8. Install new recess lighting above new sink area 9. Remove ceiling fan and install new nice lighting  Labor charge: \$  Material cost (if Contractor provides materials): \$	5.	Install range hood above new stove
8. Install new recess lighting above new sink area 9. Remove ceiling fan and install new nice lighting  Labor charge: \$  Material cost (if Contractor provides materials): \$	6.	Install new kitchen cabinets
9. Remove ceiling fan and install new nice lighting  Labor charge: \$  Material cost (if Contractor provides materials): \$	7.	Install new sink/faucet
Labor charge: \$ Material cost (if Contractor provides materials): \$	8.	Install new recess lighting above new sink area
Material cost (if Contractor provides materials): \$	9.	Remove ceiling fan and install new nice lighting
Material cost (if Contractor provides materials): \$	Labor	charge: \$
Material list (if Owner provides materials):		

2 | Page Property Address: 2007 Phoebe Drive, Greensboro, NC

	The state of the s
	COAPIAL CAPITAL INV. Innovative Wealth
-	
- 4.4	<u></u>
·	
Livina	Room:
	Complete painting and wall repair
	New HVAC registers
Labor	charge: \$
Mater	rial cost (if Contractor provides materials): \$
Mater	ial list (if Owner provides materials):
- 4 (*	
.——	<del></del>
	(- 1) - 0 - 0 - 0 - 1 - 1 - 0 - 0 - 1 - 0 - 1 - 1
Dathr	oom near kitchen:
	New sink vanity with cabinet
	New toilet
	New mirror
	New lighting above mirror
5.	
٥,	tile tub surround
6	New showerhead and shower hardware
	Install new towel bar (long)
	Install 2 small towel rings
9.	Install updated door to bathroom
100.00	
Labor	charge: \$
Mater	rial cost (if Contractor provides materials): \$
	rial list (if Owner provides materials):
	1 - 1 - 0 - 0 - 0 - 1 - 1 - 0 - 0 - 1 - 0 - 1 - 0 - 0
· · · · ·	

3 | Page Property Address: 2007 Phoebe Drive, Greensboro, NC



#### Bedroom next to bathroom:

- 1. Extend room using existing closet, linen closet and closet that was in the middle bedroom that is being demolished for this closing
- 2. Make a nice, bigger closet
- 3. Build wall to close off area to master bathroom
- 4. Remove ceiling fan and install nice light
- 5. Make window trim look nice

Labor charge: \$	
Material cost (if Contractor provides materials): \$	
Material list (if Owner provides materials):	
Bedroom #2:	
1. See if we can install overhead light	
2. Build wall/close off area to master bedroom	
Labor charge: \$	
Material cost (if Contractor provides materials): \$	
Material list (if Owner provides materials):	
The second secon	

### Master Bedroom:

- 1. Sheetrock ceiling
- 2. To save space, remove ceiling fan and existing light and install recess lighting throughout the room (lighting and where placed is very important for this room)
- 3. Fix ceiling that is currently torn out
- 4. Build storage chest in area below where there is the other window. By building chest or something there we are making that room more functional.
- 5. Open up closet area that currently opens up in the master bathroom. Need to turn it around so it is the closet for the master bedroom
- 4 | Page Property Address: 2007 Phoebe Drive, Greensboro, NC



	al cost (if Contractor provides materials): \$
	al list (if Owner provides materials):
	7
	r Bathroom:
1.	Close in laundry room area while making an access to the hot water heater
2.	Install pedestal sink with new faucets
3.	Install 2 cabinets for storage in bathroom
	Install new toilet
5.	Install new stand-up shower w/ recess lighting inside the shower area (with separate
	plug for that area) – may need electrician
W.E841	Ceramic tile shower surround
	New mirror above sink
	New lighting above sink
9.	Install new vent
-1	
	charge: \$al cost (if Contractor provides materials): \$
viatei	al list (if Owner provides materials):
4.0	
	<del></del>
4.0	<u>, , , , , , , , , , , , , , , , , , , </u>
HVAC	
1.	Service HVAC (Make sure air conditioning and heat work)
Pa	ge Property Address: 2007 Phoebe Drive, Greensboro, NC

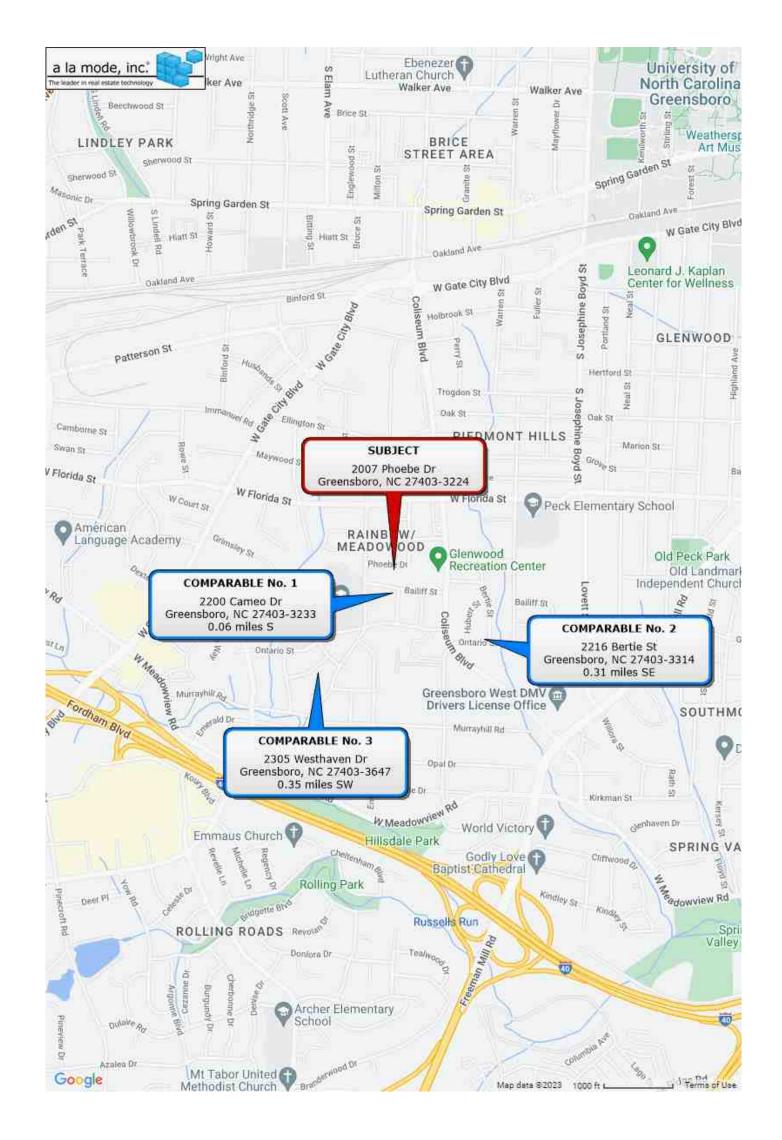


HVAC charge: \$						
Plumbing: 1. Make sure there are no leaks 2. Make sure there is enough water pressure throughout the house 3. Make sure the hot water heater is working properly						
Plumbing charge: \$						
Electrical:  1. Make sure all outlets are working  2. Make sure that all outlets, light switches match each other and look good						
Electrical charge: \$						
Whole House or Miscellaneous  1. Paint entire house  2. New vinyl planks installed throughout the house  3. Install carbon monoxide alarm (1) near kitchen/living room area  4. Make sure all rooms have smoke detectors						
Labor charge: \$						
Material cost (if Contractor provides materials): \$  Material list (if Owner provides materials):						

6 | Page Property Address: 2007 Phoebe Drive, Greensboro, NC

### **Location Map**

Borrower	Michelle Cherry							
Property Address	2007 Phoebe Dr							
City	Greensboro	Count	y Guilford	State	NC NC	Zip Code	27403	
Lender/Client	RCN Capital							



Borrower	Michelle Cherry		File No. R231987						
roperty Address	2007 Phoebe Dr	County Cuilfe							
ender/Client	Greensboro RCN Capital	County Guilfo	ord State NC Zip Code 27403						
APPRAIS	SAL AND REPORT IDE	NTIFICATION							
This Report	is <u>one</u> of the following types:								
		,	a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)						
Restricte Appraisa		ed under Standards Rule 2-2( ntended use by the specified clien	b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, it or intended user.)						
	nts on Standards Rul	e 2-3							
I certify that, to the best of my knowledge and belief:  - The statements of fact contained in this report are true and correct.  - The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.  - Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.  - Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.  - I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.  - My engagement in this assignment was not contingent upon developing or reporting predetermined results.									
- My compensat client, the amour - My analyses, o were in effect at - Unless otherwi - Unless otherwi	- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.  - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.  - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.  - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).								
Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being									
appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)  My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is:  0 - 3 months									
Comments on Appraisal and Report Identification  Note any USPAP-related issues requiring disclosure and any state mandated requirements:  Sheryl B. Johnson has not performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.									
	_	_							
APPRAISER:	<u> </u>		SUPERVISORY or CO-APPRAISER (if applicable):						
	Shere To Miner	/							
Signature: Name: Sheryl	I.B. Johnson		Signature: Name:						
Certific	ed Residential Real Estate Appra	aiser							
State Certification or State License			State Certification #: or State License #:						
State: NC	Expiration Date of Certification or License:	06/30/2023	State: Expiration Date of Certification or License:						
	and Report: <u>03/08/2023</u> Appraisal: <u>February 22, 2023</u>		Date of Signature:						
Inspection of Sub			Inspection of Subject: None Interior and Exterior Exterior-Only  Date of Inspection (if applicable):						