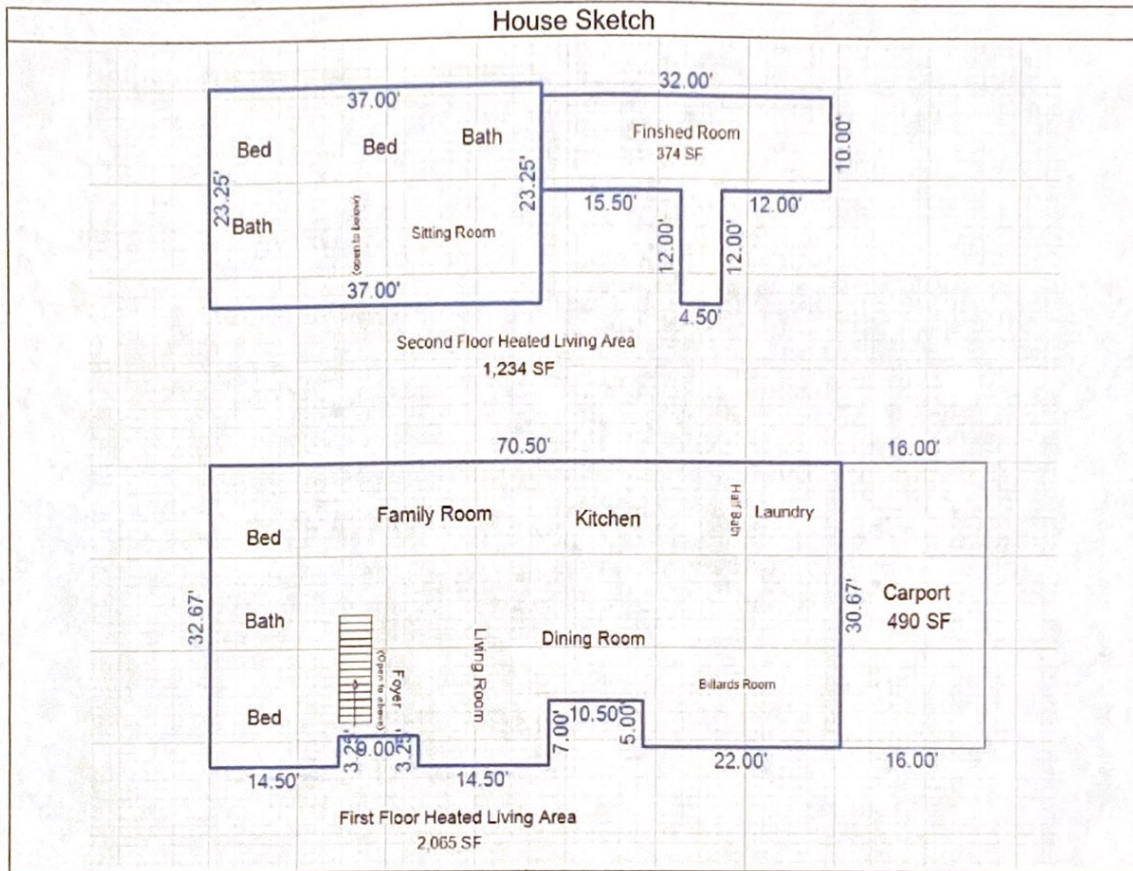
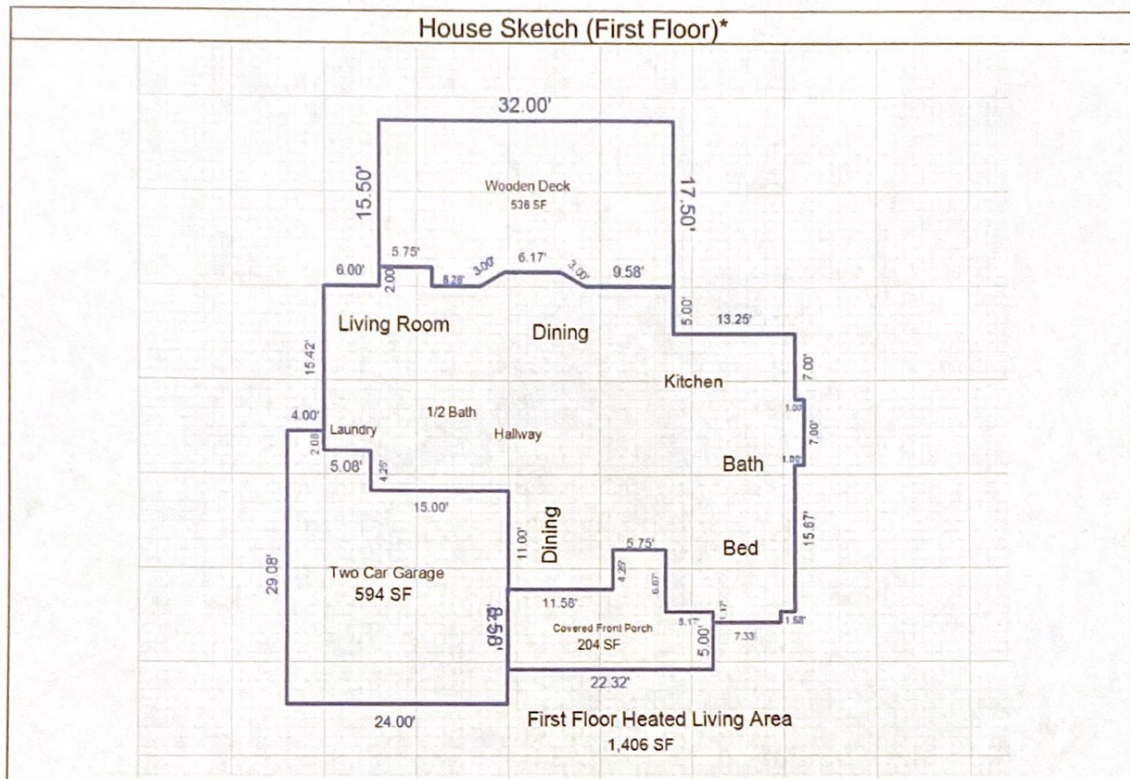


APPRAISAL SUMMARY	
Property Identification:	The two single homes situated on 2.830-upland acres located at 909 and 913 Pine Grove Drive, Wilmington, North Carolina. The subject can be further identified as New Hanover County Tax Parcel Number R06100-003-001-000.
Location:	The property is located on the eastern side of the Pine Grove Drive approximately 680' south of its intersection with Greenville Loop Road, Wilmington, North Carolina, 28409.
Interest Appraised:	Fee Simple
Effective Date of "As Is" Value:	March 2, 2020
Date of report:	March 24, 2020
Current Ownership:	Donna B. Schreiner, Trustee of the Ellis E. and Louise W. Benton Revocable Living Trust.
Total Land Area:	5.790-acres
Total Wetlands Area:	2.960-acres
Total Upland Area:	2.830-acres
Zoning:	Residential District; R-15
Highest and Best Use	
As if Vacant:	Development of a residential use
As Improved:	(2) Improved Single Family Uses
Improvements:	Two single family homes, multiple outbuildings, site improvements
Value Indicators	
Land Value: 2.830-acres uplands	\$384,000
Sales Comparison Approach:	
909 & 913 Pine Grove Drive	\$605,000





*As previously noted, the appraisers were unable to access the entire second floor of the home at 913 Pine Grove Drive rendering it impossible to produce an accurate physical measurement of the second story. Based off physical measurements of the first floor and comparisons with the New Hanover County Tax Records the appraiser will make the extraordinary assumption that the subject size of 2,319 SF according to the New Hanover County Tax Records is correct and therefore has been adopted for the purposes of this report. If this information is found to be incorrect this report is rendered invalid.

AERIAL & PROPOSED SUBDIVISION



- 0.790-Acre Lot
- 2.960-Acre Estate Lot Wetlands
- 2.040- Estate Lot Uplands

* Please note the graphic above breaks out the proposed subdivision of the subject into two respective home sites. The total acreage of the estate lot located at 909 Pine Grove Drive would total 5.000-acres. (2.960-wetland acres + 2.040-uplands acres).