

FROM: Oak City Appraisal Group, LLC Oak City Appraisal Group, LLC 536 Walker Ranch Dr Fuquay Varina, NC 27526-4489 Telephone Number: (919) 538-3894 Fax Number: (919) 847-8232	INVOICE <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <tr><td style="background-color: #cccccc;">INVOICE NUMBER</td></tr> <tr><td>116HawthorneRd</td></tr> <tr><td style="background-color: #cccccc;">DATE</td></tr> <tr><td>10/05/2026</td></tr> <tr><td style="background-color: #cccccc;">REFERENCE</td></tr> <tr><td>Internal Order #: 116HawthorneRd</td></tr> <tr><td>Lender Case #:</td></tr> <tr><td>Client File #: 116HawthorneRd</td></tr> <tr><td>Main File # on form: 116HawthorneRd</td></tr> <tr><td>Other File # on form:</td></tr> <tr><td>Federal Tax ID:</td></tr> <tr><td>Employer ID:</td></tr> </table>	INVOICE NUMBER	116HawthorneRd	DATE	10/05/2026	REFERENCE	Internal Order #: 116HawthorneRd	Lender Case #:	Client File #: 116HawthorneRd	Main File # on form: 116HawthorneRd	Other File # on form:	Federal Tax ID:	Employer ID:
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Other File # on form:													
Federal Tax ID:													
Employer ID:													
TO: Southern Wake Property Group LLC , NC Telephone Number: (503) 621-8166 Fax Number: Alternate Number: E-Mail: michelle@southernwakepropert													
DESCRIPTION													
Lender: Southern Wake Property Group LLC Client: Southern Wake Property Group LLC Purchaser/Borrower: N/A Property Address: 116 Hawthorne Rd City: Raleigh County: Wake State: NC Zip: 27605 Legal Description:													
FEES													
AMOUNT													
Floorplan-Over 3000sf GLA, 3rd Floor, Basement, Detached Apartment/ADU (Over 6000 sf items measured)	295.00												
SUBTOTAL	295.00												
PAYMENTS													
Check #: Date: Description: Check #: Date: Description: Check #: Date: Description:													
SUBTOTAL													
Due Upon Receipt	TOTAL DUE \$ 295.00												

Please Return This Portion With Your Payment

FROM: Southern Wake Property Group LLC , NC Telephone Number: (503) 621-8166 Fax Number: Alternate Number: E-Mail: michelle@southernwakepropert	
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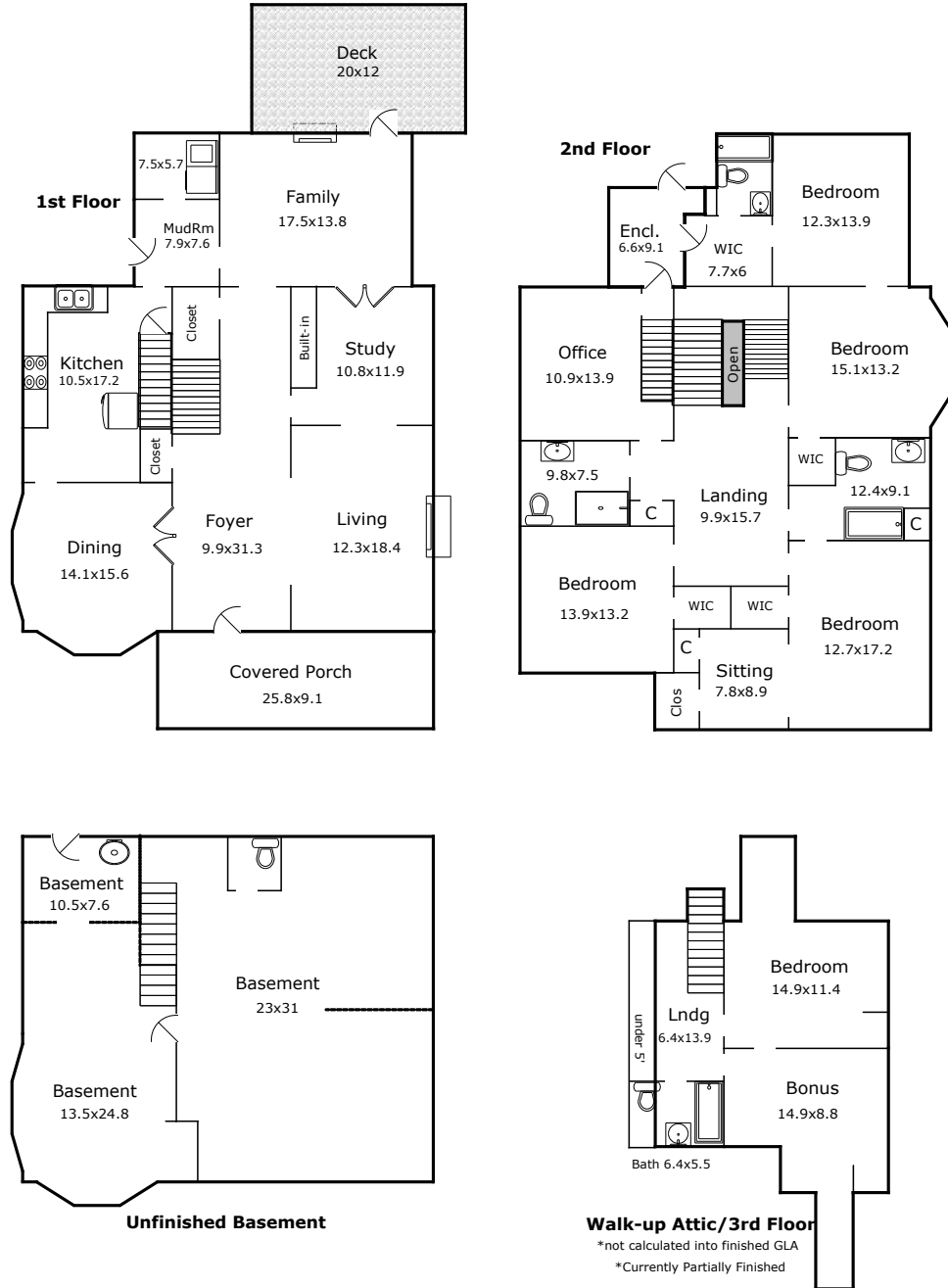
TO: Oak City Appraisal Group, LLC Oak City Appraisal Group, LLC 536 Walker Ranch Dr Fuquay Varina, NC 27526-4489	
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AMOUNT DUE: \$ 295.00AMOUNT ENCLOSED: \$

INVOICE NUMBER
116HawthorneRd
DATE
10/05/2026
REFERENCE
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Building Sketch (Page - 1)

Borrower	N/A					
Property Address	116 Hawthorne Rd					
City	Raleigh	County	Wake	State	NC	Zip Code 27605
Lender/Client	Southern Wake Property Group LLC					



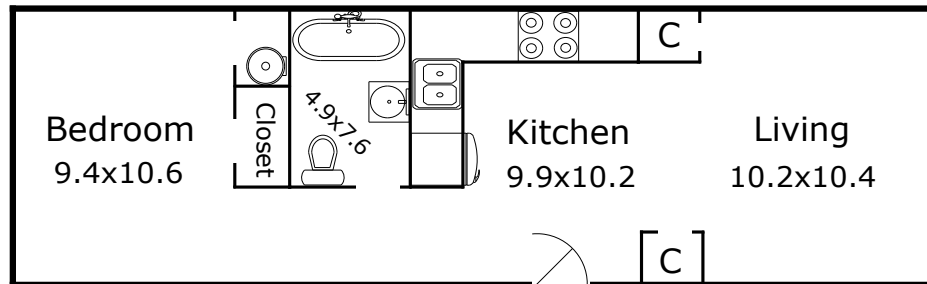
TOTAL Sketch by a la mode

Building Sketch (Page - 2)

Borrower	N/A					
Property Address	116 Hawthorne Rd					
City	Raleigh	County	Wake	State	NC	Zip Code 27605
Lender/Client	Southern Wake Property Group LLC					

Detached Apartment/ADU: 116 1/2 Hawthorne Rd

532 sf



TOTAL Sketch by a la mode

Building Sketch (Page - 3)

Borrower	N/A					
Property Address	116 Hawthorne Rd					
City	Raleigh	County	Wake	State	NC	Zip Code 27605
Lender/Client	Southern Wake Property Group LLC					

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details	
First Floor	1637.68 Sq ft	$0.5 \times 3.5 \times 1 = 1.75$ $0.5 \times 1 \times 3.5 = 1.75$ $4.9 \times 1 = 4.9$ $0.5 \times 3.5 \times 2.2 = 3.85$ $0.5 \times 2.2 \times 3.5 = 3.85$ $4.3 \times 2.2 = 9.46$ $26 \times 14.3 = 371.8$ $38.4 \times 32.3 = 1240.32$	
Second Floor	1822.45 Sq ft	$0.5 \times 3.5 \times 2.2 = 3.85$ $0.5 \times 2.2 \times 3.5 = 3.85$ $5.1 \times 2.2 = 11.22$ $36.1 \times 12.6 = 454.86$ $25.8 \times 41.4 = 1068.12$ $14.3 \times 18 = 257.4$ $3 \times 6.8 = 20.4$ $2.5 \times 1.1 = 2.75$	
Open	-15.8 Sq ft	$7.9 \times 2 = 15.8$	
Total Living Area (Rounded):		3444 Sq ft	
Non-living Area			
Covered Porch	234.78 Sq ft	$25.8 \times 9.1 = 234.78$	
Enclosed Porch	70.78 Sq ft	$7.1 \times 6.8 = 48.28$ $9 \times 2.5 = 22.5$	
Third Floor / Walk up Attic	585.4 Sq ft	$5.1 \times 7.9 = 40.29$ $3.4 \times 3 = 10.2$ $3.5 \times 9 = 31.5$ $21.8 \times 21.1 = 459.98$ $10.1 \times 4.3 = 43.43$	
UnFinished Basement/Crawl Space	1265.88 Sq ft	$0.5 \times 3.5 \times 1 = 1.75$ $0.5 \times 1 \times 3.5 = 1.75$ $4.9 \times 1 = 4.9$ $0.5 \times 3.5 \times 2.2 = 3.85$ $0.5 \times 2.2 \times 3.5 = 3.85$ $4.3 \times 2.2 = 9.46$ $32.3 \times 38.4 = 1240.32$	
Deck	240 Sq ft	$12 \times 20 = 240$	
Detached Apartment (116 1/2 Hawthorne)	531.72 Sq ft	$42.2 \times 12.6 = 531.72$	