

## **RIVERWALK TOWNHOMES (INSURABLE)**

1428 Lanterns Rest Rd  
Myrtle Beach, South Carolina 29579

### **VALUATION DATES**

As-Is: September 28, 2023:

Date of Report: October 3, 2023



### **PREPARED BY**

Michael S. Burdett  
Michael E Sichertano

### **PREPARED FOR**

Lanterns Rest Road  
Myrtle Beach, SC 29579  
Riverwalk Townhomes HOA File No: 62

For What Its Worth Appraisals  
1136 44th Ave N, Suite 1  
Myrtle Beach, SC 29577  
File No: 62





1136 44th Ave N, Suite 1  
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October 3, 2023

Myrtle Beach, SC 29579

RE: **Riverwalk Townhomes (Insurable)**  
1428 Lanterns Rest Rd, Myrtle Beach, South Carolina 29579  
For What It's Worth Appraisals File No: 62  
Riverwalk Townhomes HOA File No: 62

For What It's Worth Appraisals is proud to present the report that satisfies the agreed upon scope of work. The subject property, located at 1428 Lanterns Rest Rd, Myrtle Beach, SC, is a Class A, multi-family, townhome land located in the Forestbrook submarket. An Insurable Replacement Cost Estimate for the Multi-Family Structures.

The purpose of this assignment is to develop an opinion of the insurable replacement cost.

This report conforms to the current Uniform Standards of Professional Appraisal Practice (USPAP), and the appraisal guidelines of Riverwalk Townhomes HOA.

### **EXTRAORDINARY ASSUMPTIONS**

The use of an extraordinary assumption(s) may have impacted the results of the assignment. We have relied on information provided by the client as well as from public records as it relates to building size, year of construction, land size, and other physical, financial, and economic characteristics. It is an extraordinary assumption of this appraisal that this information is accurate and was not misrepresented.

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# EXECUTIVE SUMMARY

## PROPERTY IDENTIFICATION

Name	Riverwalk Townhomes
Property	Multi-Family - Townhome
Address	1428 Lanterns Rest Rd
City, State Zip	Myrtle Beach, South Carolina 29579
County	Horry County
Market / Submarket	Myrtle Beach / Forestbrook
Geocode	33.697788,-78.956248

## LOCAL AREA DEMOGRAPHICS

DESCRIPTION	5 MINUTES	0 MINUTES	5 MINUTES	DESCRIPTION	5 MINUTES	0 MINUTES	5 MINUTES
Population	4,259	18,353	90,810	Households By Income			
Households	1,858	7,717	38,716	< \$15,000	4.8%	4.4%	8.2%
Total Housing Units	2,221	8,766	46,812	\$15,000 - \$24,999	6.8%	7.3%	9.9%
Owner Occupied	51.0%	61.0%	51.7%	\$25,000 - \$34,999	15.5%	13.7%	10.3%
Renter Occupied	32.7%	27.0%	31.0%	\$35,000 - \$49,999	20.4%	18.8%	17.3%
Median Home Value	\$240,179	\$243,060	\$242,928	\$50,000 - \$74,999	23.8%	22.5%	19.8%
Average Home Value	\$256,029	\$260,343	\$280,130	\$75,000 - \$99,999	13.7%	13.3%	12.2%
Avg. Household Income	\$73,947	\$80,834	\$79,224	\$100,000 - \$149,999	7.9%	10.8%	12.6%
Med. Household Income	\$51,625	\$54,534	\$53,773	\$150,000 - \$199,999	2.9%	3.8%	4.8%
Per Capita Income	\$32,941	\$33,676	\$33,433	\$200,000+	4.1%	5.5%	4.9%

Source: Sites To Do Business Online

## SITE DESCRIPTION

Number of Parcels	32
Land Area	Square Feet                      Acres
Usable	144,184                              3.31
Total	144,184                              3.31
Zoning	General Residential (GR)
Shape	Irregular
Topography	Level at street grade
Flood Zone	No Flood Zones

## STREET & TRAFFIC DETAIL

Street Improvements	Type	Direction	Lanes	Lights	Curbs	Sidewalks	Signals	Median	Parking	Center Lane	Bike Lane
Laterns Rest Road	Minor arterial	Two-Way	2	x	x	x					
<b>Frontage</b>											
Laterns Rest Road	feet; Ingress/Egress.										



**ZONING**

ZONING	
Designation	General Residential (GR)
Zoning Authority	City of Myrtle Beach
Current Use	Townhome
Current Use Legally Permitted	Yes
Conforming Use	The bulk of the improvements as well as the parking conform to the requirements ordinance.
Conforming Lot	The bulk of the improvements as well as the parking conform to the requirements ordinance.
Zoning Change	No

Source: City of Myrtle Beach Planning & Zoning Department

The current use for the subject property is multi-family townhomes and is a permitted use based on the current zoning guidelines. No zoning change is believed to be imminent. Based on the foregoing, it appears that the subject's improvements are a legally conforming use of the subject site.

**SITE RATING**

Overall, the subject site is considered average as a multi-family site in terms of its location, exposure and access to employment, education and shopping centers, based on its location along a minor arterial.

**SUBJECT PROPERTY ANALYSIS**

The subject property, located at along Lanterns Rest Rd, Myrtle Beach, SC, is a Class A, multi-family, townhome project located in the Forestbrook submarket. The improvements consist of 55,104 square feet of gross building area, 47,404 square feet of net rentable area, as of the valuation date. Per Horry County Land Records, the improvements were built between 2018 and 2022.

# IDENTIFICATION OF ASSIGNMENT

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## PROPERTY IDENTIFICATION

The subject property, located at along Lanterns Rest Rd, Myrtle Beach, SC, is a Class A, multi-family, townhome project located in the Forestbrook submarket. The improvements consist of 55,104 square feet of gross building area, 47,404 square feet of net rentable area, as of the valuation date. Per Horry County Land Records, the improvements were built between 2018 and 2022.

## CLIENT IDENTIFICATION

The client of this specific assignment is Riverwalk Townhomes HOA.

## PURPOSE, INTENDED USE & INTENDED USERS

The purpose of this report is to develop an opinion of the insurable replacement value. The intended use of this appraisal is to assist the client in making internal business decisions related to this asset. Riverwalk Townhomes HOA is the only intended user of this report.

## SOURCES OF INFORMATION

The following sources were contacted to obtain relevant information:

INFORMATION PROVIDED	
Property Assessment & Tax	Horry County Assessor
Zoning & Land Use Planning	City of Myrtle Beach Zoning
Site Size	Horry County Assessor
Building Size	Horry County Assessor
Supply & Demand	CoStar
Flood Map	FEMA
Demographics	STDB On-Line
Comparable Information	MLS   Public Records   Confirmed by Local Agents
Legal Description	Assessor

# SCOPE OF WORK

## SCOPE OF WORK

The scope of work for this assignment is outlined below:

- ▶ The analyzes the regional and local area profiles including employment, population, household income and real estate trends. The local area was inspected to consider external influences on the subject.
- ▶ The report analyzes legal and physical features of the subject including site size, improvement size, flood zone, seismic zone, site zoning, easements, encumbrances, site access and site exposure.
- ▶ The report includes local area demographics for the Myrtle Beach market and Forestbrook submarket. Conclusions were drawn for the subject’s competitive position given its physical and locational features, current market conditions and external influences.
- ▶ The scope of the assignment is to determine Replacement Cost only. The assignment is for the Insurable Value as requested by the client, Betsy Gaines. This is a limited Cost Approach takeoff and is not to be considered as an appraisal of Market Value. This analysis does not consider land value, site work, landscaping, underground facilities or utilities, asphalt or concrete paving or swimming pools.
- ▶ In selecting applicable approaches to value, the appraisers considered the agreed upon scope and assessed the applicability of each traditional approach given the subject’s characteristics and the intended use of the report.
- ▶ The assignment was prepared as an Appraisal Report in accordance with USPAP Standards Rules 2, with the analysis stated within the document and representing a fully described level of analysis.
- ▶ The authors of this report are aware of the Competency Rule of USPAP and meet the standards.

## SUBJECT PROPERTY INSPECTION

PROPERTY INSPECTION					
APPRAISER	INSPECTED	EXTENT	ALL UNITS INSPECTED	DATE	ROLE
Michael S. Burdett	Yes	Exterior	Yes	September 28, 2023	Primary Appraiser
Michael E Sichitano	Yes	Exterior	Yes	September 28, 2023	Appraiser

The lack of the unavailable items could affect the results of this analysis. As part of the general assumptions and limiting conditions, the subject is assumed to have no adverse easements, significant items of deferred maintenance, or be impacted by adverse environmental conditions.





Valuation Summary Report  
Riverwalk Townhomes

10/3/2023

**VALUATION**

Valuation Number:	ESTIMATE-0000027	Effective Date:	10/03/2023
Value Basis:	Reconstruction	Expiration Date:	10/02/2024
		Estimate Expiration Date:	01/01/2024
		Cost as of:	08/2023

**BUSINESS**

Riverwalk Townhomes  
Lanterns Rest Road  
MYRTLE BEACH, SC 29579 USA

**LOCATION 1 - Riverwalk Townhomes**

Riverwalk Townhomes  
Lanterns Rest Road  
MYRTLE BEACH, SC 29579 USA

BUILDING 1: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Row House	\$849,432	6,772	\$125
Section 2	100%	Row House	\$1,224,477	10,158	\$121
Section 3	100%	Row House	\$849,432	6,772	\$125
Section 4	100%	Row House	\$849,432	6,772	\$125
Section 5	100%	Row House	\$849,432	6,772	\$125
Section 6	100%	Row House	\$1,224,477	10,158	\$121
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Row House	\$849,432	6,772	\$125
Total Additions:			\$63,247		
Section 2	100%	Row House	\$1,224,477	10,158	\$121
Total Additions:			\$94,871		
Section 3	100%	Row House	\$849,432	6,772	\$125
Total Additions:			\$63,247		
Section 4	100%	Row House	\$849,432	6,772	\$125
Total Additions:			\$63,247		
Section 5	100%	Row House	\$849,432	6,772	\$125
Total Additions:			\$63,247		
Section 6	100%	Row House	\$1,224,477	10,158	\$121
Total Additions:			\$94,871		

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**Valuation Summary Report**  
Riverwalk Townhomes

Policy Number: ESTIMATE-0000027

10/3/2023

<b>BUILDING TOTAL, Building 1</b>	<b>\$6,289,414</b>	<b>47,404</b>	<b>\$133</b>
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**BUILDING INSURANCE SUMMARY**

Total Insured Amount	\$0		
Percent of Insurance to Value	0%		
100% Co-insurance Requirement	\$6,289,414		\$6,289,414
-100% Variance	(\$6,289,414)		

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
<b>LOCATION TOTAL, Location 1</b>	<b>\$6,289,414</b>	<b>47,404</b>	<b>\$133</b>

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
<b>VALUATION GRAND TOTAL</b>	<b>\$6,289,414</b>	<b>47,404</b>	<b>\$133</b>

**VALUATION**

Valuation Number:	ESTIMATE-0000027	Effective Date:	10/03/2023
Value Basis:	Reconstruction	Expiration Date:	10/02/2024
		Estimate Expiration Date:	01/01/2024
		Cost as of:	08/2023

**BUSINESS**

Riverwalk Townhomes  
Lanterns Rest Road  
MYRTLE BEACH, SC 29579 USA

**LOCATION 1 - Riverwalk Townhomes**

Riverwalk Townhomes  
Lanterns Rest Road  
MYRTLE BEACH, SC 29579 USA

**Equipment: Building items and site improvements**

	Replacement	Depreciated
<b>Building 1, Section 1</b>		
Building Items		
Balconies		
(4) Balconies, Wood frame	\$15,390	\$15,390
Site Improvements		
Parking Lot Accessories/Garages		
(4) Garages, Wood Siding on Studs	\$47,857	\$47,857
<b>Building 1, Section 2</b>		

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**Valuation Summary Report**  
Riverwalk Townhomes  
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000027

10/3/2023

Equipment: Building items and site improvements	Replacement	Depreciated
<b>Building Items</b>		
Balconies		
(6) Balconies, Wood frame	\$23,085	\$23,085
<b>Site Improvements</b>		
Parking Lot Accessories/Garages		
(6) Garages, Wood Siding on Studs	\$71,786	\$71,786
<b>Building 1, Section 3</b>		
<b>Building Items</b>		
Balconies		
(4) Balconies, Wood frame	\$15,390	\$15,390
<b>Site Improvements</b>		
Parking Lot Accessories/Garages		
(4) Garages, Wood Siding on Studs	\$47,857	\$47,857
<b>Building 1, Section 4</b>		
<b>Building Items</b>		
Balconies		
(4) Balconies, Wood frame	\$15,390	\$15,390
<b>Site Improvements</b>		
Parking Lot Accessories/Garages		
(4) Garages, Wood Siding on Studs	\$47,857	\$47,857
<b>Building 1, Section 5</b>		
<b>Building Items</b>		
Balconies		
(4) Balconies, Wood frame	\$15,390	\$15,390
<b>Site Improvements</b>		
Parking Lot Accessories/Garages		
(4) Garages, Wood Siding on Studs	\$47,857	\$47,857
<b>Building 1, Section 6</b>		
<b>Building Items</b>		
Balconies		
(6) Balconies, Wood frame	\$23,085	\$23,085
<b>Site Improvements</b>		

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**Valuation Summary Report**  
 Riverwalk Townhomes  
 EQUIPMENT REPORT

Policy Number: ESTIMATE-0000027

10/3/2023

<b>Equipment: Building items and site improvements</b>		
	<b>Replacement</b>	<b>Depreciated</b>
Parking Lot Accessories/Garages		
(6) Garages, Wood Siding on Studs	\$71,786	\$71,786
<b>LOCATION 1 - Riverwalk Townhomes TOTAL</b>	<b>\$442,732</b>	<b>\$442,732</b>
<b>TOTAL</b>	<b>\$442,732</b>	<b>\$442,732</b>

End of Report

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## CERTIFICATION

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We certify that, to the best of our knowledge and belief:

- ▶ The statements of fact contained in this report are true and correct.
- ▶ The reported analyses, opinions, and conclusions of the signers are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- ▶ The signers of this report has 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.
- ▶ Michael S. Burdett, Michael Sichitano and Appraiser3\_Name have performed no services, specifically 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.
- ▶ The signers are not biased with respect to the property that is the subject of this report or to the parties involved with this assignment.
- ▶ The engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ▶ The 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 report.
- ▶ The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the *Code of Professional Ethics and Standards of Professional Appraisal Practice* of the Appraisal Institute, and the *Uniform Standards of Professional Appraisal Practice*, as set forth by the Appraisal Standards Board of the Appraisal Foundation.
- ▶ Michael S. Burdett inspected the property that is the subject of this report. Both Michael Burdett and Michael Sichitano worked on the report for the subject.
- ▶ No one provided significant real property assistance to the appraisers signing the certification.
- ▶ The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- ▶ As of the date of this report, Michael S. Burdett has completed the continuing education program for Practicing Affiliate Members of the Appraisal Institute.



Michael S. Burdett  
Certified General Real Estate Appraiser  
South Carolina License No. 7873  
Expiration Date 6/30/2024



Michael E Sichitano  
Certified Residential Real Estate Appraiser  
South Carolina License No.5701  
Expiration Date 6/30/2024



## ASSUMPTIONS & LIMITING CONDITIONS

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- ▶ Information presented in this report has been obtained from reliable sources, and it is assumed that the information is accurate.
- ▶ This analysis assumes that the information provided for this report accurately reflect the current condition of the subject property.
- ▶ This report shall be used for its intended purpose only, and by the party to whom it is addressed. Possession of this report does not include the right of publication.
- ▶ The appraisers may not be required to give testimony or to appear in court by reason of this report, with reference to the property in question, unless prior arrangements have been made.
- ▶ The statements of value and all conclusions shall apply as of the dates shown herein.
- ▶ There is no present or contemplated future interest in the property by the appraisers which is not specifically disclosed in this report.
- ▶ Without the written consent or approval of the authors neither all, nor any part of, the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media. This applies particularly to value conclusions and to the identity of the appraisers and the company with which the appraisers are connected.
- ▶ This report must be used in its entirety. Reliance on any portion of the report independent of others, may lead the reader to erroneous conclusions regarding the property values. Unless approval is provided by the authors no portion of the report stands alone.
- ▶ We assume no responsibility for matters legal in character, nor do we render any opinion as to title, which is assumed to be marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, under responsible ownership, and competent management.
- ▶ The report has provided exhibits to assist the client(s)/intended user(s) to understand from a graphical standpoint some of the salient issues which impact the subject property. We have made no survey of the property and if further verification is required, a survey by a registered surveyor is advised.
- ▶ The appraisers assume no responsibility for determining if the property requires environmental approval by the appropriate governing agencies, nor if it is in violation thereof, unless otherwise noted herein. This analysis assumes that no asbestos or other hazardous materials are stored or found in or on the subject property. If evidence of hazardous materials of any kind occurs, the reader should seek qualified professional assistance. If hazardous materials are discovered and if future market conditions indicate an impact on value and increased perceived risk, a revision of the concluded values may be necessary.
- ▶ The valuation stated herein assumes professional management and operation of the buildings throughout the lifetime of the improvements, with an adequate maintenance and repair program.
- ▶ The liability of For What Its Worth Appraisals, its principals, agents, and employees is limited to the client. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers are in no way responsible for any costs incurred to discover or correct any deficiency in the property.
- ▶ The appraisers are not qualified to detect the presence of toxic or hazardous substances or materials which may influence or be associated with the property or any adjacent properties, has made no investigation or analysis as to the presence of such materials, and expressly disclaims any duty to note the degree of fault. For What Its Worth Appraisals and its principals, agents, employees, shall not be liable for any costs, expenses, assessments, or penalties, or diminution in value, property damage, or personal injury (including death) resulting from or otherwise attributable to toxic or hazardous substances or materials, including without limitation hazardous waste, asbestos material, formaldehyde, or any smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, solids or gasses, waste materials or other irritants, contaminants or pollutants.
- ▶ The appraisers assume no responsibility for determining if the subject property complies with the Americans with Disabilities Act (ADA). For What Its Worth Appraisals, its principals, agents, and employees, shall not be liable for any costs, expenses, assessments, penalties, or diminution in value resulting from non-compliance.
- ▶ This report assumes that the subject meets an acceptable level of compliance with ADA standards; if the subject is not in compliance, the eventual renovation costs and/or penalties would negatively impact the present value of the subject. If the magnitude and time of the cost were known today, they would be reduced from the reported value conclusion.
- ▶ Unless otherwise noted herein, a detailed soils study was not provided for this analysis. The subject's soils and sub-soil conditions are assumed to be suitable based upon a visual inspection of the subject property and surrounding properties, which did not indicate evidence of excessive settling or unstable soils. No certification is made regarding the stability or suitability of the soil or sub-soil conditions.



**Subject Photos 1**



Subject Signage



Subject Street



Subject Street



Building 1 Front



Building 1 Rear



Building 2 Front



**Subject Photos 2**



Building 2 Rear



Building 3 Front



Building 3 Rear



Building 4 Front



Building 4 Rear



Building 5 Front



**Subject Photos 3**



Building 5 Rear



Building 6 Front



Building 6 Rear



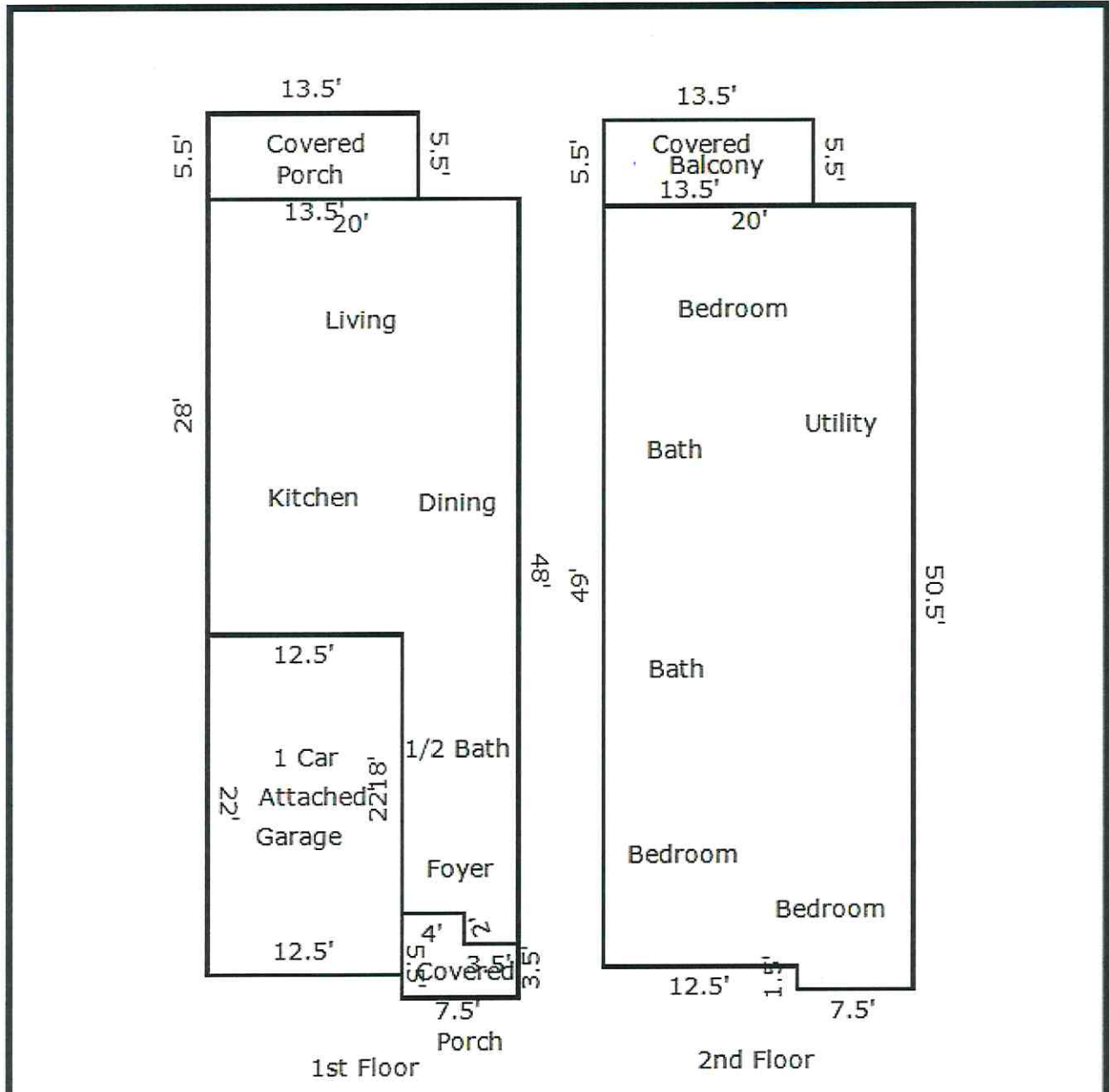
**Subject Overhead Front**



**Subject Overhead Rear**



**Sketch**



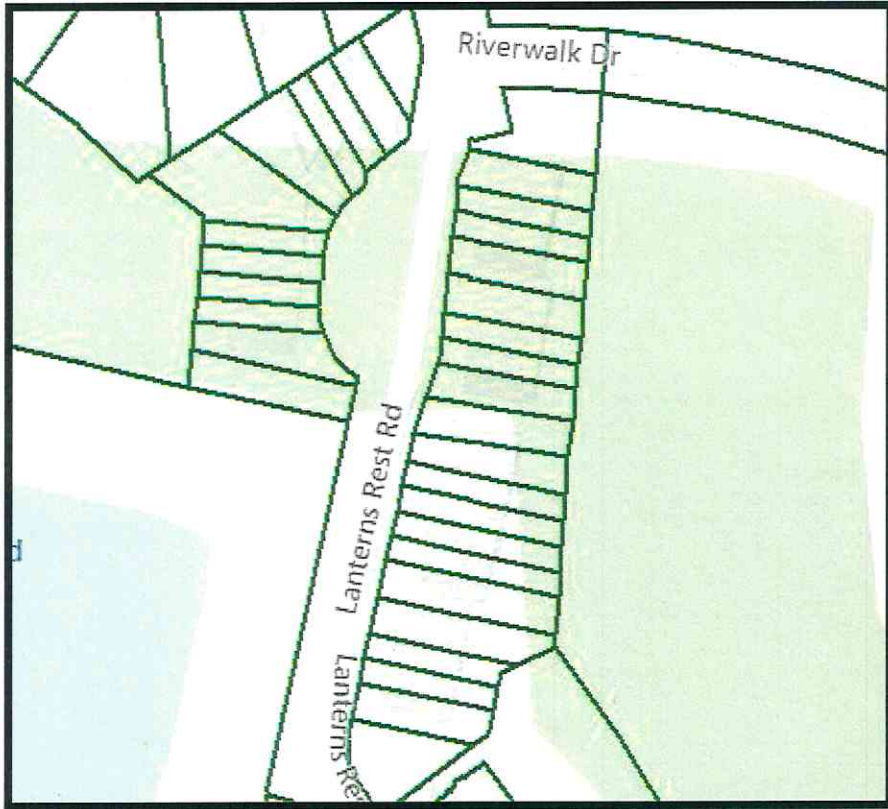
TOTAL Sketch by a lemade, inc.

**Area Calculations Summary**

Living Area		Calculation Details	
First Floor	702 Sq ft	20 × 28 =	560
		3.5 × 2 =	7
		7.5 × 18 =	135
Second Floor	991.25 Sq ft	20 × 49 =	980
		7.5 × 1.5 =	11.25
<b>Total Living Area (Rounded):</b>	<b>1693 Sq ft</b>		
Non-living Area			
Covered Screened Porch	74.25 Sq ft	5.5 × 13.5 =	74.25
Covered Balcony	74.25 Sq ft	5.5 × 13.5 =	74.25
Covered Porch	34.25 Sq ft	3.5 × 3.5 =	12.25
		4 × 5.5 =	22
1 Car Attached	275 Sq ft	12.5 × 22 =	275



**Plat Map 1**



**Plat Map 2**



### Flood Map 1



#### Overview Map



Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA

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Page 1 of 2



### Flood Map 2



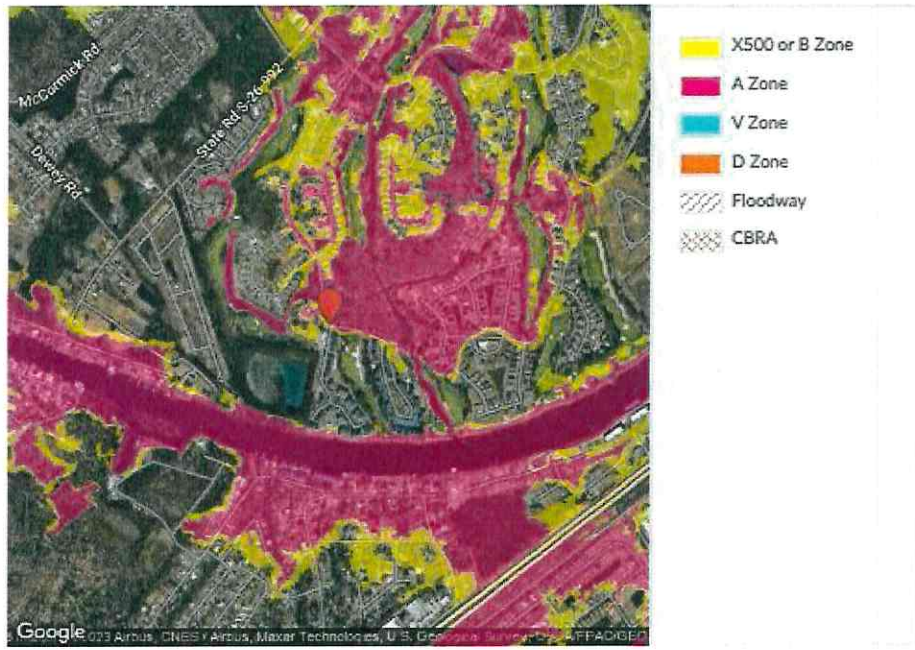
LANTERNS REST RD MYRTLE BEACH, SC 29579-6508

LOCATION ACCURACY: *LiDAR defined location*

#### Flood Zone Determination Report

Flood Zone Determination: **OUT**

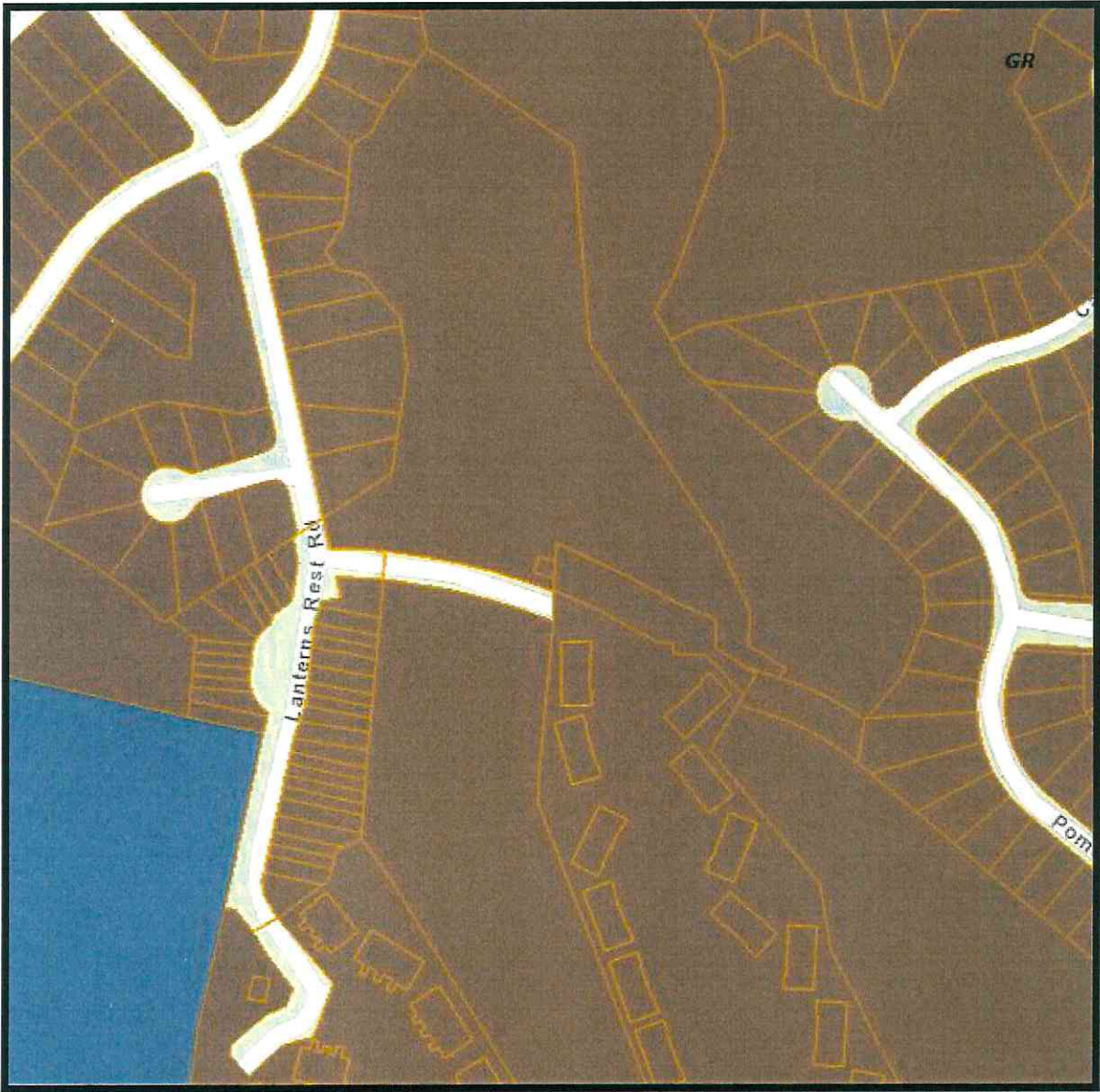
COMMUNITY	450104	PANEL	0704K
PANEL DATE	December 16, 2021	MAP NUMBER	45051C0704K



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Report generated September 29, 2023 by teamburdett@fwiwa.com

**Zoning Map**





South Carolina Department of Labor, Licensing and Regulation  
Real Estate Appraisers Board



CERTIFIES THAT:  
MICHAEL S BURDETT  
IS AUTHORIZED TO PRACTICE  
Certified General Appraiser

LICENSE NO. AB .7873 CG                      EXPIRATION DATE: 06/30/2024

To verify current license status, go to <http://verify.llronline.com/LicLookup/LookupMain.aspx>

South Carolina Department of Labor, Licensing and Regulation  
Real Estate Appraisers Board



CERTIFIES THAT:  
MICHAEL E SICHITANO  
IS AUTHORIZED TO PRACTICE  
Certified Residential Appraiser

LICENSE NO. AB .5701 CR                      EXPIRATION DATE: 06/30/2024

To verify current license status, go to <http://verify.llronline.com/LicLookup/LookupMain.aspx>



**DECLARATIONS**  
for  
**REAL ESTATE PROFESSIONAL**  
**ERRORS & OMISSIONS INSURANCE POLICY**

**THIS IS A CLAIMS MADE INSURANCE POLICY.**

THIS POLICY APPLIES ONLY TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST AN INSURED DURING THE POLICY PERIOD. ALL CLAIMS MUST BE REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD OR WITHIN SIXTY (60) DAYS AFTER THE END OF THE POLICY PERIOD.

Insurance is offered by the company indicated below. (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the Company.

Policy Number: **RAB4449718-22**

Renewal of **RAB4449718-21**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.  
100 River Ridge Drive, Suite 301  
Norwood, MA 02062**

Item 1. Named Insured: **FWIW Appraisals**

Item 2. Address: **1136 44th Ave N Suite 1**

City, State, Zip Code: **Myrtle Beach, SC 29577**

Att:

Item 3. Policy Period: From **07/13/2022** To **07/13/2023**  
*(Month, Day, Year) (Month, Day, Year)*

(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. Limits of Liability: **(inclusive of claim expenses):**

- A. \$ 1,000,000 Limit of Liability - Each Claim**
- B. \$ 1,000,000 Limit of Liability - Policy Aggregate**
- C. \$ 500,000 Limit of Liability - Fair Housing Claims**
- D. \$ 500,000 Limit of Liability - Fungi Claims**

Item 5. Deductible: **(inclusive of Claim Expense): \$ 20,000 Each Claim**

Item 6. Premium: **\$ 4,007.00**

Item 7. Retroactive Date (if applicable): **07/13/2018**

Item 8. Forms, Notices and Endorsements attached:

**D43100 (08/19) D43300 SC (05/13) D43444 (03/17) D43445 (06/17)**  
**D43442 (03/15) D43447 (06/17) D43448 (06/17) D43411 (05/13)**  
**D43421 (03/15) D43432 (05/13) D43427 (05/13) D43425 (05/13) IL7324 (07/21)**

*Ruby A. Ferguson*  
Authorized Representative