

Subject Property:

The subject property consists of the Hayden Global, LLC property located at 2150 Fayetteville Road in Rockingham, North Carolina. The subject property consists of two buildings that contain a total of 8,923 square feet. These two buildings rest on a 2.134 acre or 92,957 square foot commercial lot that is identified in Plat Book 782, Page K of the Richmond County Registry. The legal description of the subject property is recorded in Deed Book 1716, Page 536 of the Richmond County Registry. The subject property is also identified as being tax parcel #7473-08-77-7874 by the Richmond County Tax Assessor's Office. The buildings were constructed in 1969 indicating an actual age of 52 years. At the time of the inspection, the front office warehouse building was owner occupied and contains 7,986 square feet. The rear warehouse contains 937 square feet and was being leased to Rilo Countertops for \$800 per month. The subject property was in good condition at the time of the inspection. Please refer to the addenda section of the report for a copy of the legal description and tax card for the subject property.

Subject Site:

The subject site is a 2.134 acre or 92,957 square foot commercial lot that is identified in Plat Book 782, Page K of the Richmond County Registry. The site is basically rectangular and has a basically level topography that is at road grade along Fayetteville Road. The lot has 268.79'+/- of frontage on the southeastern margin of Fayetteville Road with a depth of 382.07'+/- along the western most boundary line. The site has adequate access and visibility from Fayetteville Road which is a five-lane asphalt paved public road. The subject property is located in an area that is zoned B3-Highway Business designated by the Rockingham Planning Department. The site appeared to be adequately drained at the time of the inspection and no portion of the site is located inside of the 100-year flood zone as per FEMA Panel #7473, Map #3710747300J dated 10/16/2007. The site has access to public water, public sewer, natural gas, telephone and electrical service. No adverse easements or encroachments were observed.

Subject Improvements:

At the time of the inspection, the subject site was improved with two buildings that contain a total of 8,923 square feet. The buildings were constructed in 1969 indicating an actual age of 52 years. At the time of the inspection, the front office warehouse building was owner occupied and contains 7,986 square feet. The rear warehouse contains 937 square feet and was being leased to Rilo Countertops for \$800 per month. The front building contains 1,856 square feet of finished office space and 6,130 square feet of warehouse space. This

building has concrete footings, concrete slab foundation, masonry and pre-engineered steel frame, concrete block and preformed metal exterior walls, 14'-16' eave heights, brick façade, wood and metal roof deck, built-up and metal roof covering, wood casement glass storefront windows, metal and glass exterior doors, (2) 10' x 12' overhead metal garage doors and (3) 14' x 14' overhead metal garage doors. The building is also equipped with front entrance canopy, HVAC/space heat and a security system. The interior office is finished with wood stud partitions, painted gypsum board wall coverings, hollow core/wood doors, laminate/VCT floor coverings, fluorescent lights, and 8'-9' suspended/stippled ceilings. The interior floor plan reveals (7) offices, showroom, breakroom, storage room, conference room, and (2) restrooms. The warehouse area has exposed insulated walls and ceilings, space heat, strip fluorescent and metal halide lights. The building had recently been renovated, was in good condition and had been well maintained.

The rear warehouse building contains 937 square feet and has concrete footings, concrete slab foundation, pre-engineered steel frame, 14' eave height, preformed metal exterior walls, metal roof covering, (3) 10' x 12' overhead metal doors. The interior has exposed insulated walls and ceilings, space heat and strip fluorescent lights. The building was in good condition and had been well maintained.

The site improvements include asphalt paved parking area with concrete sidewalks, concrete parking bumpers, wood post area lights, 6' chain link fencing and gate and sign. The site also has adequate on-site parking.

Owner of Record:

The current owner is Hayden Global, LLC as recorded in Deed Book 1716, Page 536 of the Richmond County Registry.

Client:

First Bank
Brenda Angel
Account Manager
PO Box 652
Asheville, NC 28802

Date of Value Estimate:

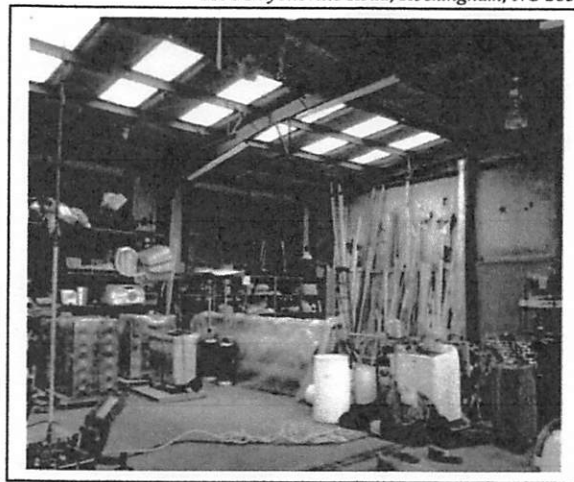
May 4, 2021

Purpose of the Appraisal:

To estimate the Market Value Opinion "As Is" of the leased fee estate of the subject property.



Interior View of Subject Property



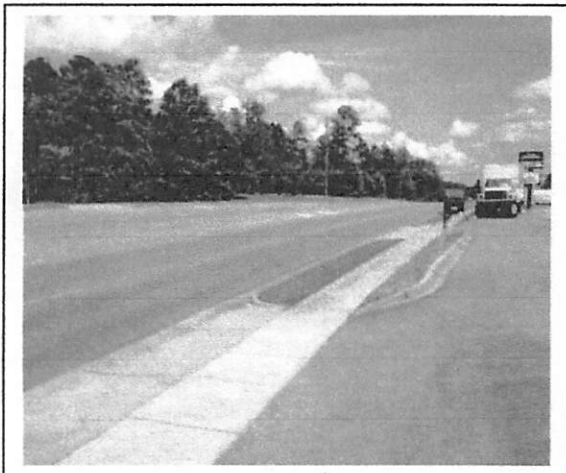
Interior View of Subject Property



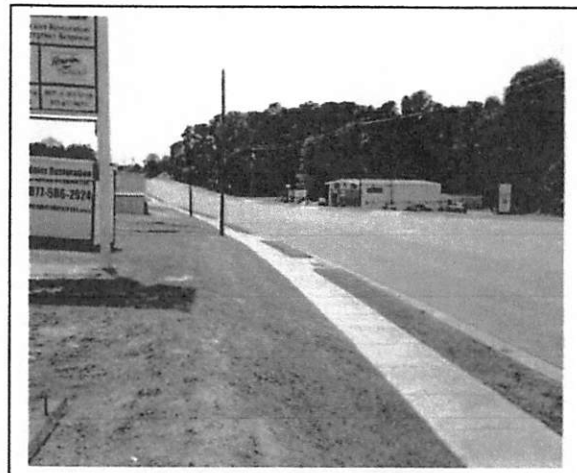
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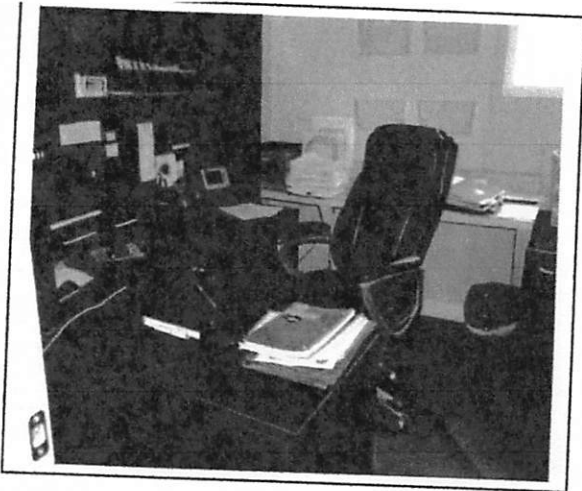
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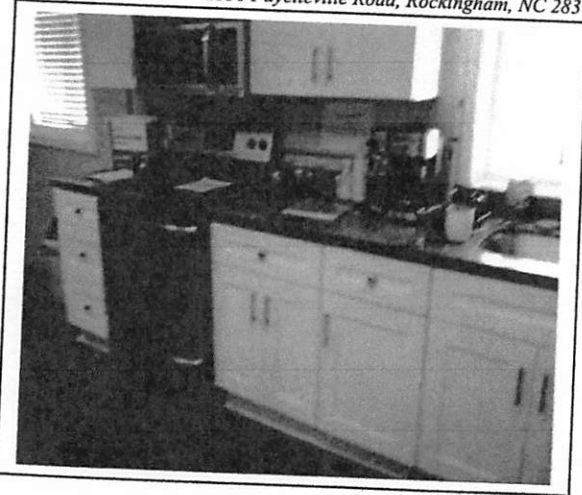
East Along Fayetteville Road



West Along Fayetteville Road



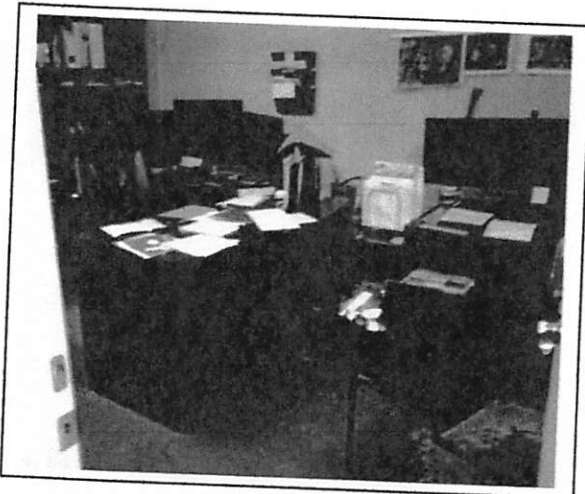
Interior View of Subject Property



Interior View of Subject Property



Interior View of Subject Property



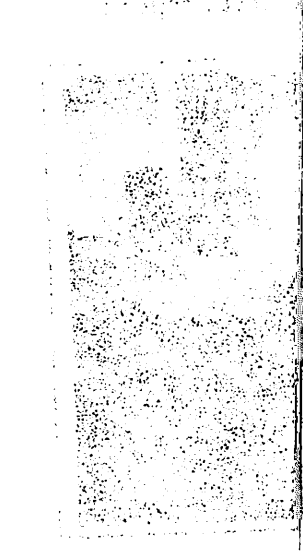
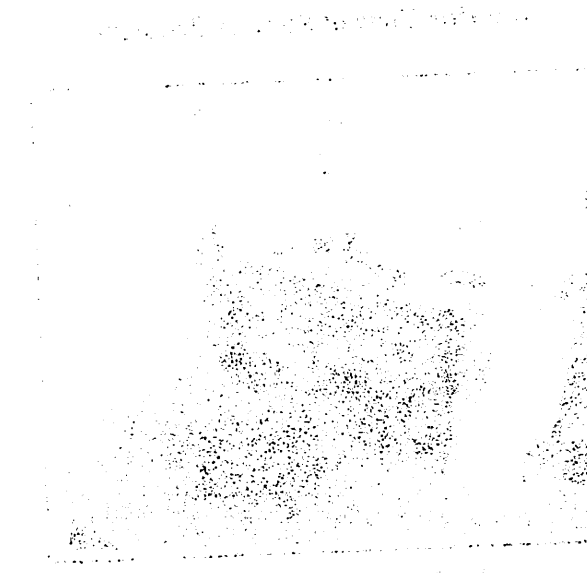
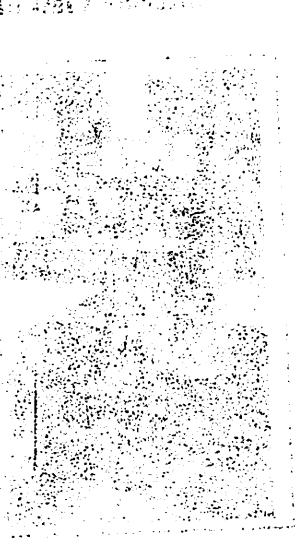
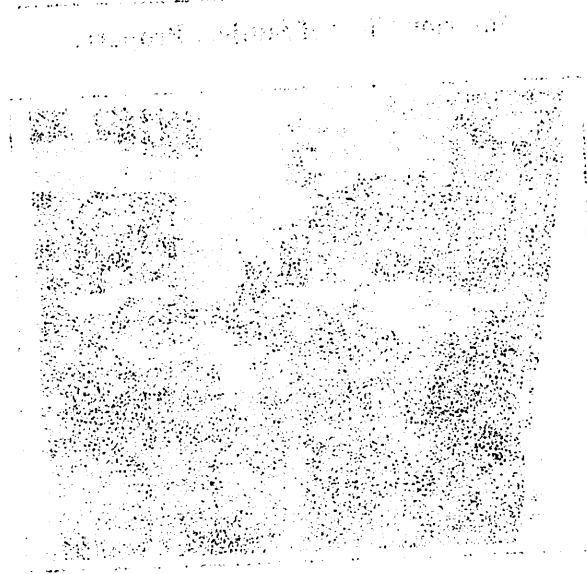
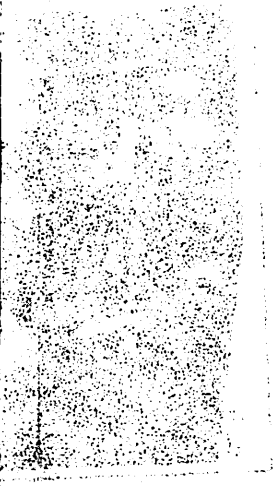
Interior View of Subject Property



Interior View of Subject Property



Interior View of Subject Property



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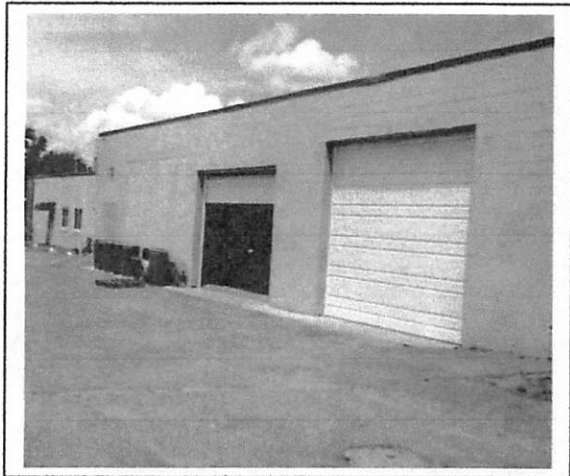
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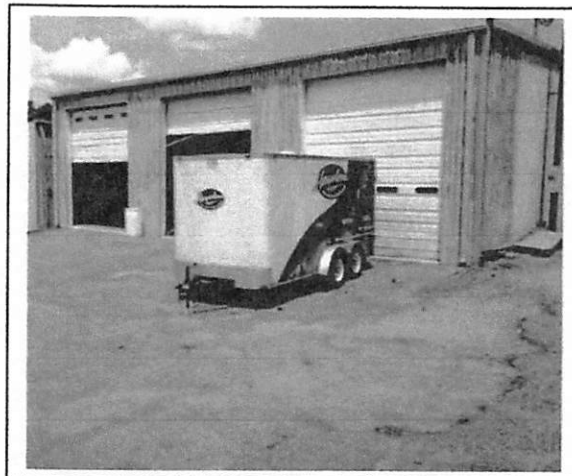
View of Subject Property



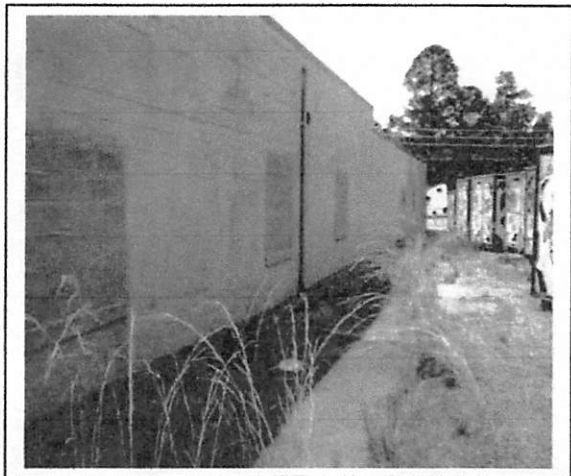
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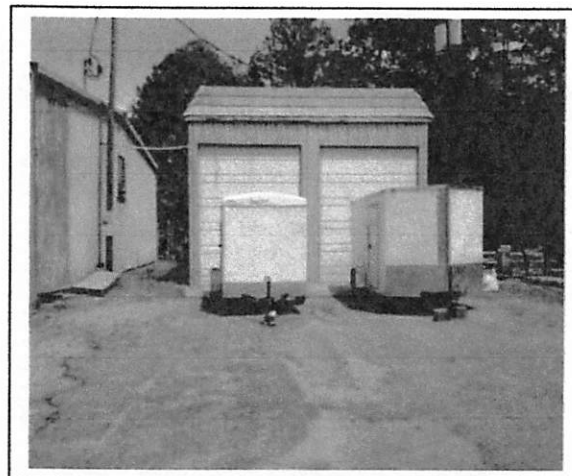
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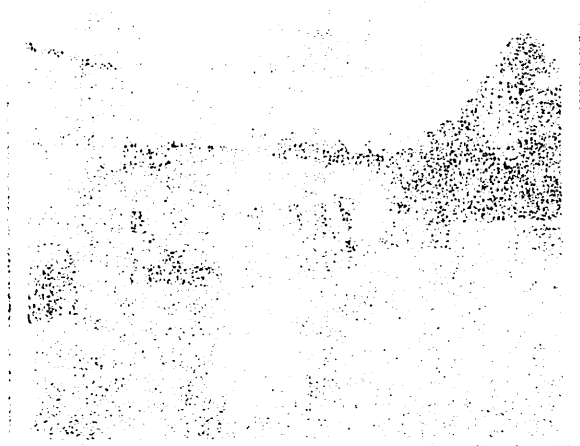
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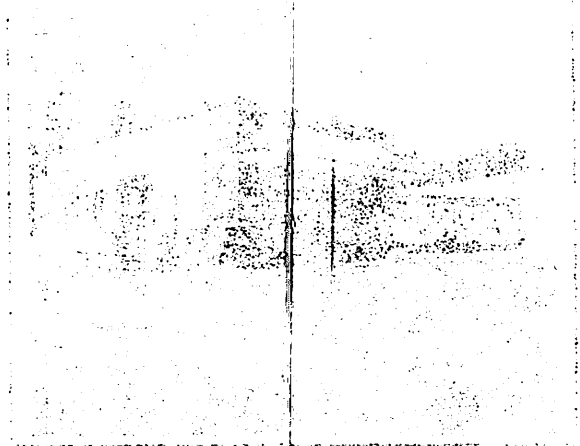
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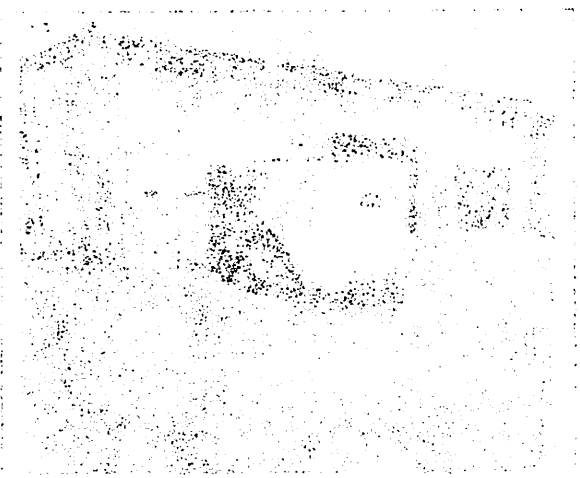
View of Subject Property



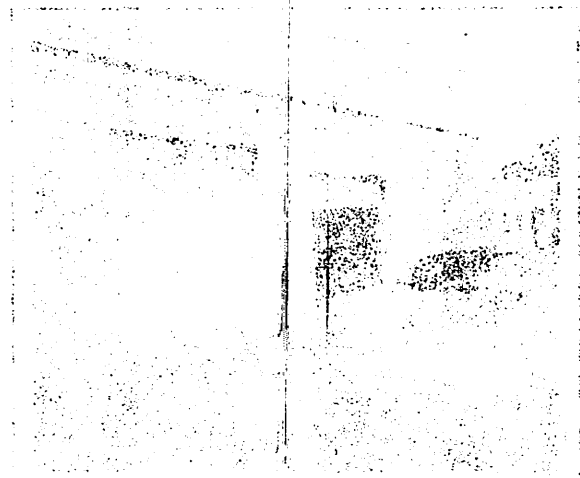
View of [illegible] from [illegible]



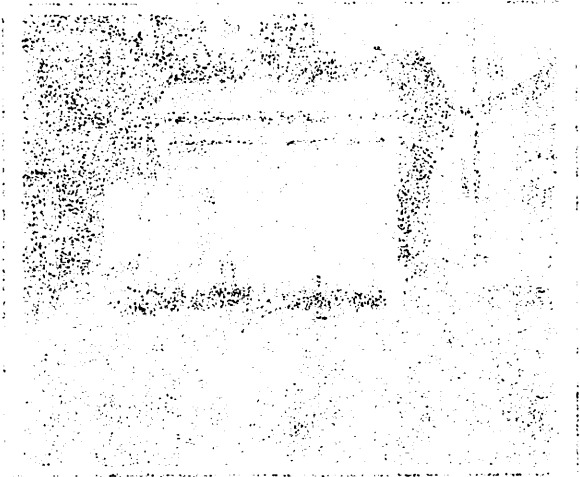
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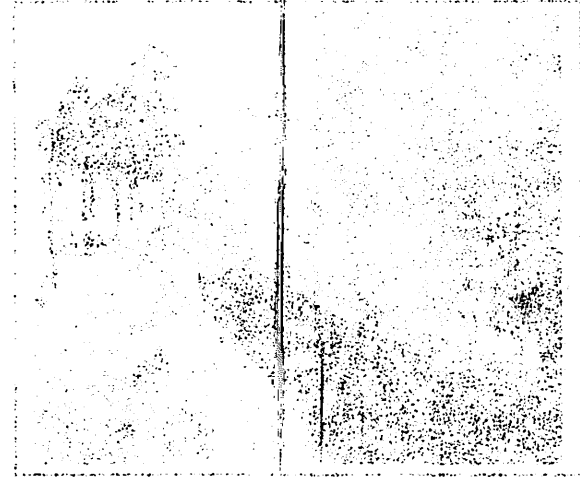
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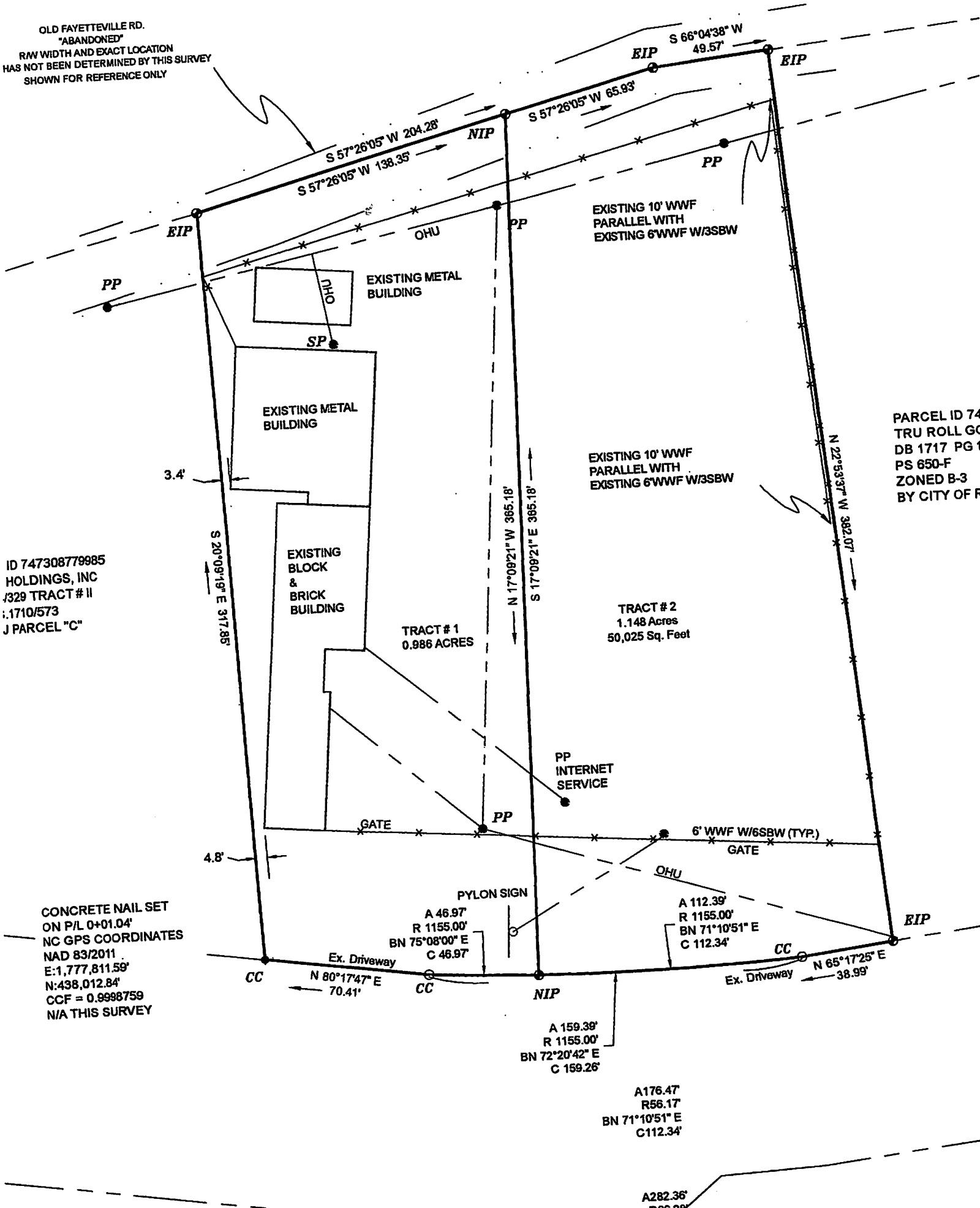


View of [illegible] from [illegible]

OLD FAYETTEVILLE RD.
 "ABANDONED"
 RAW WIDTH AND EXACT LOCATION
 HAS NOT BEEN DETERMINED BY THIS SURVEY
 SHOWN FOR REFERENCE ONLY

ID 747308779985
 HOLDINGS, INC
 /329 TRACT # II
 :1710/573
 J PARCEL "C"

PARCEL ID 74
 TRU ROLL GC
 DB 1717 PG 1
 PS 650-F
 ZONED B-3
 BY CITY OF F



CONCRETE NAIL SET
 ON P/L 0+01.04'
 NC GPS COORDINATES
 NAD 83/2011
 E:1,777,811.59'
 N:438,012.84'
 CCF = 0.9998759
 N/A THIS SURVEY

A 159.39'
 R 1155.00'
 BN 72°20'42" E
 C 159.26'

A176.47
 R56.17
 BN 71°10'51" E
 C112.34'

A282.36'
 R66.28'

S 20°09'19" E 317.85'

N 17°09'21" W 365.18'
 S 17°09'21" E 365.18'

N 22°53'37" W 382.07'

S 57°26'05" W 204.28'
 S 57°26'05" W 138.35'

S 66°04'38" W 49.57'

S 57°26'05" W 65.93'

S 20°09'19" E 317.85'

N 17°09'21" W 365.18'
 S 17°09'21" E 365.18'

N 22°53'37" W 382.07'

S 57°26'05" W 204.28'
 S 57°26'05" W 138.35'

S 66°04'38" W 49.57'

S 57°26'05" W 65.93'

4.8'

3.4'

N 80°17'47" E 70.41'

N 65°17'25" E 38.99'

A 46.97'
 R 1155.00'
 BN 75°08'00" E
 C 46.97'

A 112.39'
 R 1155.00'
 BN 71°10'51" E
 C 112.34'

A176.47
 R56.17
 BN 71°10'51" E
 C112.34'

A282.36'
 R66.28'

TRACT # 1
 0.986 ACRES

TRACT # 2
 1.148 Acres
 50,025 Sq. Feet

EXISTING METAL BUILDING

EXISTING METAL BUILDING

EXISTING BLOCK & BRICK BUILDING

EXISTING 10' WWF PARALLEL WITH EXISTING 6' WWF W/3SBW

EXISTING 10' WWF PARALLEL WITH EXISTING 6' WWF W/3SBW

6' WWF W/6SBW (TYP.)
 GATE

GATE

PP INTERNET SERVICE

PYLON SIGN

Ex. Driveway

Ex. Driveway

OHU

OHU

PP

SP

PP

PP

PP

CC

CC

NIP

EIP

EIP

EIP

EIP