

APPRAISAL OF



LOCATED AT:

18528 Kingsdale Avenue
Redondo Beach, CA 90278-4635

FOR:

JMAC Lending, INC.
3200 Park Center Drive, Suite 350
Costa Mesa, CA, 92626

BORROWER:

AS OF:

March 5, 2026

BY:

Kristine S.Lustig
AR042796

JMAC Lending, INC.
3200 Park Center Drive, Suite 350
Costa Mesa, CA, 92626

File Number: Loan #200026037

In accordance with your request, I have appraised the real property at:

18528 Kingsdale Avenue
Redondo Beach, CA 90278-4635

The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of March 5, 2026 is:

\$1,100,000
One Million One Hundred Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.



Kristine S. Lustig
AR042796

Uniform Residential Appraisal Report

File No. Loan #200026037

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 18528 Kingsdale Avenue	City Redondo Beach	State CA Zip Code 90278-4635
Borrower	Owner of Public Record Suzan J Roesler	County Los Angeles
Legal Description Belvidere Lot 28 Block D		
Assessor's Parcel # 4083-008-016	Tax Year 2025	R.E. Taxes \$ 1,325
Neighborhood Name North Redondo Beach	Map Reference see location map	Census Tract 6503.00
Occupant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$ 0	<input type="checkbox"/> PUD HOA \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)		
Assignment Type <input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe) Other Market Value / Equity Share		
Lender/Client JMAC Lending, INC.	Address 3200 Park Center Drive, Suite 350, Costa Mesa, CA 92626	
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Report data source(s) used, offering price(s), and date(s). DOM 43;The subject was listed For Sale on 01/06/2026 for \$1,100,000 and was reduced to \$1,050,000 and was on the market for 43 dys. No other listings within the past 36 months. Information provided by the local South Bay MLS. MLS#PW26005142		

I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale;Contract was reviewed
Contract Price \$ 1,045,000 Date of Contract 02/27/2026 Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) RQ/Contract
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, report the total dollar amount and describe the items to be paid. \$0;;No financial assistance provided.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics	One-Unit Housing Trends	One-Unit Housing	Present Land Use %
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE AGE	One-Unit 70 %
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000) (yrs)	2-4 Unit 10 %
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	950 Low 1	Multi-Family 15 %
Neighborhood Boundaries NORTH: Grant Avenue; SOUTH: 190th Street;		3,850 High 115	Commercial 5 %
WEST: Rindge Lane.; EAST: Hawthorne Blvd.		1,100 Pred. 65	Other %

Neighborhood Description **The subject's neighborhood consists primarily of Single Family Residences, Condominiums and Multi-Family Units of similar ages, styles and sizes. All employment centers, schools and shopping facilities are within 1-3 miles. Major freeways and/or highways are 1-2 miles affording access to local and distant commuting.**

Market Conditions (including support for the above conclusions) **Typical marketing time is under 3 months. The market appears to have been mostly stable in the past 12 months with a less than 2-3% market movement in the past 12 months. Information provided by MLS, RealQuest, RedFin and Zillow for the area of 90278**

Dimensions 40 x 150	Area 6000 sf	Shape Rectangular View N;Res;
Specific Zoning Classification RERR-LM	Zoning Description Low-Medium Density Residential/ (R2 per city site)	
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)		
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. The subject's highest and best use is the subject's current use as an SFR at this present time		
Utilities Public Other (describe)	Public Other (describe)	Off-site Improvements—Type Public Private
Electricity <input checked="" type="checkbox"/> <input type="checkbox"/>	Water <input checked="" type="checkbox"/> <input type="checkbox"/>	Street Paved Asphalt <input checked="" type="checkbox"/> <input type="checkbox"/>
Gas <input checked="" type="checkbox"/> <input type="checkbox"/>	Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>	Alley None <input type="checkbox"/> <input type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone X	FEMA Map # 06037C1930F FEMA Map Date 09/26/2008
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.		
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe. No adverse easements or encroachments were noted. Site is conforming to the neighborhood.		
*The subject is located across the street from a park and near some railroad tracks creating an external loss (see notes)		

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION materials/condition	INTERIOR materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls Concrete/Average	Floors Carpet/Average
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls Stucco/Average	Walls DW/Plaster/Avg
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface CompShnlge/Avg	Trim/Finish Wood/Average
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts Aluminum/Avg	Bath Floor Tile/Average
Design (Style) Traditional	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type Alum/Wood/Average	Bath Wainscot Tile/Average
Year Built 1956	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated None	Car Storage <input type="checkbox"/> None
Effective Age (Yrs) 30	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens Aluminum/Average	<input checked="" type="checkbox"/> Driveway # of Cars 2
Attic <input type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities <input type="checkbox"/> WoodStove(s) #0	Driveway Surface Concrete
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Other Wall Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 1 <input checked="" type="checkbox"/> Fence Side/Rear	<input checked="" type="checkbox"/> Garage # of Cars 2
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Slab <input checked="" type="checkbox"/> Porch Front	<input type="checkbox"/> Carport # of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other None	<input type="checkbox"/> Pool None <input type="checkbox"/> Other None	<input type="checkbox"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> Other (describe) Fan Hood			
Finished area above grade contains: 5 Rooms 2 Bedrooms 2.0 Bath(s) 1,248 Square Feet of Gross Living Area Above Grade			
Additional features (special energy efficient items, etc.) None Known			
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;No updates in the prior 15 years;The subject is in overall average condition.			
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.			
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.			

Uniform Residential Appraisal Report

File No. Loan #200026037

There are **9** comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ **949,000** to \$ **1,579,000**
 There are **35** comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ **875,000** to \$ **1,775,000**

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
18528 Kingsdale Avenue Address Redondo Beach, CA 90278-4635		18406 Kingsdale Avenue Redondo Beach, CA 90278		1300 Firmona Avenue Redondo Beach, CA 90278		2600 Alvard Lane Redondo Beach, CA 90278	
Proximity to Subject		0.10 miles NE		0.25 miles NW		0.38 miles SW	
Sale Price	\$ 1,045,000	\$ 1,185,000		\$ 1,150,000		\$ 1,265,000	
Sale Price/Gross Liv. Area	\$ 837.34 sq. ft.	\$ 817.24 sq. ft.		\$ 1,112.19 sq. ft.		\$ 1,301.44 sq. ft.	
Data Source(s)		RealQuest/MLS #SB25234615;DOM 62		RealQuest/MLS #SB25217906;DOM 41		RealQuest/MLS #PV25236615;DOM 2	
Verification Source(s)		APN:4083-008-004/Doc#945734		APN:4083-011-004/Doc#851873		APN:4158-022-002/Doc#763758	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Conv;0	0	Conv;0	0	Conv;0	0
Date of Sale/Time		s12/25;c12/25	0	s11/25;c11/25	0	s11/25;c10/25	0
Location	A;FrontPark/NrRRR;	A;FrontPark/NrRRR;		A;BcksRR;	0	N;Res;	-50,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	6000 sf	6000 sf		5960 sf	0	5253 sf	15,000
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	DT1;Traditional	DT1;Traditional		DT1;Traditional		DT1;Traditional	
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	70	74	0	71	0	73	0
Condition	C4	C4		C3	-125,000	C3	-75,000
Above Grade	Total Bdrms Baths	Total Bdrms Baths	-10,000	Total Bdrms Baths	-10,000	Total Bdrms Baths	
Room Count	5 2 2.0	6 3 2.0		5 3 1.0	30,000	5 2 2.0	
Gross Living Area 150	1,248 sq. ft.	1,450 sq. ft.	-30,000	1,034 sq. ft.	32,000	972 sq. ft.	41,000
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Wall/None	F-A/Central	-10,000	F-A/Central	-10,000	F-A/Central	-10,000
Energy Efficient Items	None	None		None		None	
Garage/Carport	2gd2dw	2gd1cp3dw	0	2gd2dw		1ga1dw	10,000
Porch/Patio/Deck	Porch/Patio	Porch/Patio		Porch/Patio		Porch/Patio	
Fireplace(s)	Fireplace - 1	Fireplace - 1		Fireplace - 0	2,000	Fireplace - 1	
Fences/Pool/Spa/Etc.	Fences	Fences		Fences		Fences	
Original Price/DOM	\$1,100,000 / DOM 43	\$1,295,000 / DOM 62	0	\$1,279,000 / DOM 41	0	\$1,199,000 / DOM 2	0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 50,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 81,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 69,000
Adjusted Sale Price of Comparables		Net Adj. -4.2%		Net Adj. -7.0%		Net Adj. -5.5%	
		Gross Adj. 4.2%	\$ 1,135,000	Gross Adj. 18.2%	\$ 1,069,000	Gross Adj. 15.9%	\$ 1,196,000

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain _____

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) **Realist/RealQuest.com**

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) **Realist/RealQuest.com**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
Date of Prior Sale/Transfer	07/29/1969			05/06/2025			
Price of Prior Sale/Transfer	\$18,000			\$804,000			
Data Source(s)	RealQuest.com/ReaList.com	RealQuest.com/ReaList.com		RealQuest.com/ReaList.com		RealQuest.com/ReaList.com	
Effective Date of Data Source(s)	03/05/2026	03/05/2026		03/05/2026		03/05/2026	

Analysis of prior sale or transfer history of the subject property and comparable sales **The subject's prior sale was on 07/29/1969 for \$18,000.**

Prior sales for the subject and all comparable sales do not have an impact on the Appraiser's opinion of value for the subject property.

*Comparable Two is a flip sale and also had no other prior sales history available.

Summary of Sales Comparison Approach. **Comparables One, Two and Three appear to be most representative of the subject and have been given most consideration in determining an opinion of value for the subject property. Comparable One appears in similar condition as the subject and is located on the same street as the subject. These comparables bracket room count and living area. (see notes)**

****This appraisal report, (Uniform Residential Appraisal Report, Fannie Mae Form 1004), is consistent with the requirements for an Appraisal Report.**

Indicated Value by Sales Comparison Approach \$ **1,100,000**

Indicated Value by: Sales Comparison Approach \$ **1,100,000** Cost Approach (if developed) \$ **1104000** Income Approach (if developed) \$ **0**

The Sales Comparison Approach is the best indicator of value for the subject property. The Income Approach is not applicable due to lack of relevant data. The Cost Approach supports the value conclusion.

RECONCILIATION

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: **Certification and Statement of Limiting Conditions is attached. The subject was appraised in 'as is' condition.**

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 1,100,000 as of 03/05/2026, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

File No. Loan #200026037

NOTES:

(1) Adjustments are made via historical paired sales analysis, the Appraiser's experience in the neighborhood, data base for similar properties in the neighborhood and conversations with local realtors.

(2) All comparables are located within the subject's economic neighborhood and are good indicators of the subject's value.

(3) All comparable sales selected are closed and verified by two independent sources. Data sources used by the appraiser include: RealQuest.com Property Data, Multiple Listing Service, and cooperating local real estate agents. The sales used are deemed to be the most comparable to the subject property in terms of date of sale, condition, similarity of amenities and location.

(4) Clarification of Intended Use and Intended User: The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

(5) Certification #2 on page 5 of this report states that the appraiser has performed a "complete visual inspection" of the property. It should be understood that the "complete visual inspection" was performed within the context of the intended use and intended user identified on page 4 and clarified above. That is, the appraiser's inspection of the property is for valuation purposes only and is strictly for the purpose of assisting the lender/client (and only the lender/client) in evaluating the property for a mortgage finance transaction.

(6) The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

SUBJECT NOTES:

(1) All sale prices are expressed in terms of cash, (Cash Equivalent).

(2) Personal property was not considered in the Appraiser's estimate of value for the subject property.

(3) All utilities were turned on and in operating condition at the time of the inspection. All appliances and mechanical systems were in working condition.

*The subject has a combo smoke and carbon monoxide detector. The subject's water heater was double strapped.

(4) The subject located within 1 mile of some commercial use property. This is typical and common for this area.

(5) The subject is located across the street from a park and near some railroad tracks creating an external loss

(6) The subject is located in the City of Torrance and has a Redondo Beach mailing address and is known to be located in North Redondo Beach. This is typical and common for this area and no adverse affects were noted. Comparable One has a similar location as the subject.

**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.

**The subject's exposure time is 30-90 days.

**I have not been unduly influenced in the development of this report as it relates to Dodd Frank or AIR.

**Measurements were obtained using the ANSI method. (ANSI Z765-2021)

**The subject property was not impacted by the recent wildfires in California and or Los Angeles and there were no damages to the subject property and/or marketability issues as a result. In addition, no damage was observed in the subject's surrounding neighborhood from the recent fire disaster(s)

COST APPROACH TO VALUE (not required by Fannie Mae)			
Provide adequate information for the lender/client to replicate the below cost figures and calculations.			
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)		Land value gleaned via the Abstraction Method.	
The ratio of land to value is typical for the area.			
No comparable land sales were available.			
ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$ 775,000
Source of cost data	Marshall and Swift		Dwelling 1,248 Sq. Ft. @ \$ 350 = \$ 436,800
Quality rating from cost service	Avg	Effective date of cost data	Current
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			Sq. Ft. @ \$ = \$
Gross Living Area calculations and depreciation are typical for properties of this age in the subject's area. The Cost Approach was developed for lending purposes only. This Cost Approach is not intended for insurance purposes.			Garage/Carport 360 Sq. Ft. @ \$ 150 = \$ 54,000
			Total Estimate of Cost-New = \$ 490,800
			Less 47 Physical Functional External
			Depreciation \$176,688 \$0 \$50,000 = \$ (226,688)
			Depreciated Cost of Improvements = \$ 264,112
			"As-is" Value of Site Improvements = \$ 65,000
Estimated Remaining Economic Life (HUD and VA only) 40 Years			INDICATED VALUE BY COST APPROACH = \$ 1,104,000

INCOME APPROACH TO VALUE (not required by Fannie Mae)			
Estimated Monthly Market Rent \$	0	X Gross Rent Multiplier	0 = \$ 0 Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) The Income Approach is not applicable due to lack of relevant data.			

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project _____

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)

Was the project created by the conversion of an existing building(s) into a PUD? Yes No If Yes, date of conversion. _____

Does the project contain any multi-dwelling units? Yes No Data source(s) _____

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion. _____

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options. _____

Describe common elements and recreational facilities. _____

Uniform Residential Appraisal Report

File No. Loan #200026037

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File No. Loan #200026037

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

Uniform Residential Appraisal Report

File No. Loan #200026037

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

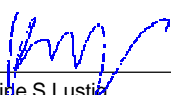
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
Name Kristine S. Lustig
Company Name The Appraisal Connection
Company Address 18411 Crenshaw Boulevard #212
Torrance, CA 90504
Telephone Number (310) 768-8700
Email Address AppConnect@sbcglobal.net
Date of Signature and Report 03/05/2026
Effective Date of Appraisal 03/05/2026
State Certification # AR042796
or State License # _____
or Other (describe) _____ State # _____
State CA
Expiration Date of Certification or License 07/04/2027

ADDRESS OF PROPERTY APPRAISED

18528 Kingsdale Avenue
Redondo Beach, CA 90278-4635

APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,100,000

LENDER/CLIENT

Name Class Valuation
Company Name JMAC Lending, INC.
Company Address 3200 Park Center Drive, Suite 350
Costa Mesa, CA 92626
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY

Did not inspect subject property
 Did inspect exterior of subject property from street
Date of Inspection _____
 Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
Date of Inspection _____

Uniform Residential Appraisal Report

File No. Loan #200026037

FEATURE	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
18528 Kingsdale Avenue Address Redondo Beach, CA 90278-4635		2723 Fisk Lane Redondo Beach, CA 90278			2714 184th Street Redondo Beach, CA 90278			2407 Ripley Avenue Redondo Beach, CA 90278		
Proximity to Subject		0.17 miles SW			0.22 miles NW			0.66 miles NW		
Sale Price	\$ 1,045,000	\$ 1,370,000			\$ 1,100,000			\$ 1,350,000		
Sale Price/Gross Liv. Area	\$ 837.34 sq. ft.	\$ 1,013.31 sq. ft.			\$ 955.69 sq. ft.			\$ 1,106.56 sq. ft.		
Data Source(s)		RealQuest/MLS #OC25253517;DOM 22			RealQuest/MLS #SB26021929;DOM 3			RealQuest/MLS #SB25243773;DOM 135		
Verification Source(s)		APN:4083-024-022/Doc#64714			APN:4083-026-003			APN:4158-003-017		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Cash;0		0	Listing ;0		0	Listing ;0		0
Date of Sale/Time		s01/26;c01/26		0	c02/26		0	c12/25		0
Location	A;FrontPark/NrRR;	N;Res/SidePark;		-25,000	N;Res;		-50,000	A;FeederStreet;		0
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	6000 sf	5652 sf		9,000	5503 sf		10,000	5544 sf		10,000
View	N;Res;	N;Res;			N;Res;			B;City Views;		-100,000
Design (Style)	DT1;Traditional	DT1;Traditional			DT1;Traditional			DT1;Traditional		
Quality of Construction	Q4	Q4			Q4			Q4		
Actual Age	70	71		0	71		0	71		0
Condition	C4	C3		-125,000	C4			C3		-75,000
Above Grade Room Count	Total Bdrms Baths 5 2 2.0	Total Bdrms Baths 6 3 2.0		-10,000	Total Bdrms Baths 5 2 1.0		30,000	Total Bdrms Baths 5 3 1.0		30,000
Gross Living Area 150	1,248 sq. ft.	1,352 sq. ft.		-16,000	1,151 sq. ft.		15,000	1,220 sq. ft.		0
Basement & Finished Rooms Below Grade	0sf	0sf			0sf			0sf		
Functional Utility	Average	Average			Average			Average		
Heating/Cooling	Wall/None	F-A/None		-5,000	Wall/None			F-A/Central		-10,000
Energy Efficient Items	None	None			None			None		
Garage/Carport	2gd2dw	2gd2dw			2gd2dw			1ga1dw		10,000
Porch/Patio/Deck	Porch/Patio	Porch/Patio			Porch/Patio			Porch/Patio/Deck		-10,000
Fireplace(s)	Fireplace - 1	Fireplace - 1			Fireplace - 1			Fireplace - 0		2,000
Fences/Pool/Spa/Etc.	Fences	Fences			Fences			Fences		
Original Price/DOM	\$1,100,000 / DOM 43	\$1,400,000 / DOM 22		0	\$1,100,000 / DOM 3		0	\$1,399,000 / DOM 135		0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 172,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 5,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 153,000
Adjusted Sale Price of Comparables		Net Adj. -12.6% Gross Adj. 13.9%		\$ 1,198,000	Net Adj. 0.5% Gross Adj. 9.5%		\$ 1,105,000	Net Adj. -11.3% Gross Adj. 19.0%		\$ 1,197,000
ITEM	SUBJECT	COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6		
Date of Prior Sale/Transfer	07/29/1969									
Price of Prior Sale/Transfer	\$18,000									
Data Source(s)	RealQuest.com/ReaList.com	RealQuest.com/ReaList.com			RealQuest.com/ReaList.com			RealQuest.com/ReaList.com		
Effective Date of Data Source(s)	03/05/2026	12/11/2025			12/11/2025			12/11/2025		
Summary of Sales Comparison Approach *The subject and all comparables have a similar effective age and therefore no age adjustments were warranted.										
Comparable Number One has been adjusted for its room count, living area and heating and cooling unit.										
Comparable Number Two has been adjusted for its superior condition (new and fully remodeled), room count, living area, heating and cooling unit and fireplace count.										
Comparable Number Three has been adjusted for its superior location, lot size, superior condition (newer upgrades), living area, heating and cooling unit and parking.										
Comparable Number Four has been adjusted for its superior location, lot size, superior condition (new and fully remodeled), room count, living area and heating.										
Comparable Number Five has been adjusted for its superior location, lot size, room count and living area.										
*This property is a pending sale in escrow and therefore no sales listing adjustment was warranted.										
Comparable Number Six has been adjusted for its lot size, good city views, superior condition (newer upgrades), room count, heating and cooling unit, parking, deck and fireplace count.										
*This property is a pending sale in escrow and therefore no sales listing adjustment was warranted.										
ADJUSTMENTS:										
Living Area: @ \$150.00 per square foot.										
Lot Size: @ \$20.00 per square foot.										
Room Counts: @ \$10,000 per bedroom and \$30,000 per bathroom										
*In the event there is a discrepancy in the bedroom and bathroom count between the legal description and the multiple listing service. The multiple listing service data is used since the listing agent had the most recent interior access to the property and it is deemed to be more reliable.										
**Condition and Location adjustments in the report were arrived via historical and recent paired sales analysis, local agents and data in the area as well as the Appraiser's experience in the area. The adjustments are typical for the area.										
**Time adjustments do not appear to be warranted.										

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

**Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

**Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

**Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

**Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

**Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

**Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical /functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

The number of full and half baths is reported by separating the two values by a period. The full bath is represented to the left of the period. The half bath count is represented to the right of the period. Three-quarter baths are to be counted as a full bath in all cases. Quarter baths (baths that feature only toilet) are not to be included in the bathroom count.

ADDENDUM

Borrower:	File No.: Loan #200026037	
Property Address: 18528 Kingsdale Avenue	Case No.:	
City: Redondo Beach	State: CA	Zip: 90278-4635
Lender: JMAC Lending, INC.		

ZONING**

**The subject's highest and best use is the subject's current use as an SFR at this present time.

An analysis of recent sales in the subject market was completed to determine the most viable use of the subject property with regard to the following, legally permissible, physically possible, financially feasible and most profitable. After this analysis was completed, it was determined that the subject is a legally permissible use based on its current zoning. Also, the lot size, shape and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, would be to construct a single family residence.

COMPARABLE NOTES:

**Recent comparables similar to the subject in terms of location in the past 6 months were limited.

**The most recent viable comparables were used in the appraisal. All comparables are located within the subject's economic neighborhood and are good indicators of the subject's value.

The search perimeters included same city, 1-2 miles, 0-9 months and living area 30% (+/-).

**The Gross and Net adjustments for some of the comparables may exceed normally accepted guidelines. These Comparables were deemed to be viable due to lack of recent comparables more similar to the subject. No adverse affects were noted.

Market Conditions Addendum to the Appraisal Report

File No. Loan #200026037

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **18528 Kingsdale Avenue** City **Redondo Beach** State **CA** Zip Code **90278-4635**

Borrower _____

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	12	16	7	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.00	5.33	2.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings			4	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.50	2.26	1.72	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	1,100,000	1,100,000	1,100,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	50	50	50	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	1,125,000	1,125,000	1,125,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	50	50	50	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	97.00%	97.00%	97.00%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).
Sales concessions within the subject's neighborhood are not uncommon. When concessions are available, they typically include the buyer's closing costs and usually do not exceed 3% of the sale price.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. **Multiple Listing Service, Public Records, Local Real Estate Agents, and the Appraiser's experience in this area.**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.
Typical marketing time is under 3 months. The market appears to have been mostly stable in the past 12 months with a less than 2-3% market movement in the past 12 months. Information provided by MLS, RealQuest, RedFin and Zillow for the area of 90278

If the subject is a unit in a condominium or cooperative project, complete the following: N/A Project Name: N/A

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	N/A	N/A	N/A	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	N/A	N/A	N/A	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings	N/A	N/A	N/A	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)	N/A	N/A	N/A	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.
 N/A

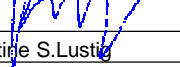
Summarize the above trends and address the impact on the subject unit and project. **N/A**

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

APPRAISER

Signature 
 Name Kristine S. Lustig
 Company Name The Appraisal Connection
 Company Address 18411 Crenshaw Boulevard #212
Torrance, CA 90504
 State License/Certification # AR042796 State CA
 Email Address AppConnect@sbcglobal.net

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 State License/Certification # _____ State _____
 Email Address _____

USPAP ADDENDUM

File No. Loan #20002603

Borrower:
Property Address: 18528 Kingsdale Avenue
City: Redondo Beach County: Los Angeles State: CA Zip Code: 90278-4635
Lender/Client: JMAC Lending, INC.

APPRAISAL AND REPORT IDENTIFICATION

This appraisal report is one of the following types:
[X] Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
[] Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:
• The statements of fact contained in this report are true and correct.
• The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
• I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
• I have no bias with respect to the property or the parties involved with this assignment.
• My engagement in this assignment was not contingent upon developing or reporting predetermined results.
• 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.
• This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

[X] I have 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.
[] I HAVE performed services, as an appraiser or in another capacity, regarding the property that is subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

[] I have NOT made a personal inspection of the property that is the subject of this report.
[X] I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements:

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

[X] A reasonable marketing time for the subject property is 30-90 day(s) utilizing market conditions pertinent to the appraisal assignment.
[X] A reasonable exposure time for the subject property is 30-90 day(s).

APPRAISER:

Signature: [Handwritten Signature]
Name: Kristine S. Lustig
Date Signed: 03/05/2026
State Certification #: AR042796
or State License #:
or Other (describe): State #:
State: CA
Expiration Date of Certification or License: 07/04/2027
Effective Date of Appraisal: 03/05/2026

SUPERVISORY APPRAISER (only if required):

Signature:
Name:
Date Signed:
State Certification #:
or State License #:
State:
Expiration Date of Certification or License:
Supervisory Appraiser inspection of Subject Property:
[] Did Not [] Exterior-only from street [] Interior and Exterior

Appraiser Independence Certification

File No.: Loan #200026037

Borrower: _____
Property Address: 18528 Kingsdale Avenue
City: Redondo Beach County: Los Angeles State: CA Zip Code: 90278-4635
Lender/Client: JMAC Lending, INC.

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

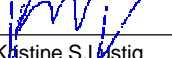
I assert that no employee, director, officer, or agent of the Lender/Client, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the Lender/Client, influenced or attempted to influence the development, reporting, result, or review of the appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that the Lender/Client has never participated in any of the following prohibited behavior in our business relationship:

1. Withholding or threatening to withhold timely payment or partial payment for the appraisal report;
2. Withholding or threatening to withhold future business, or demoting or terminating, or threatening to demote or terminate my services;
3. Expressly or implicitly promising future business, promotions, or increased compensation for my services;
4. Conditioning the ordering of the appraisal report or the payment of the appraisal fee or salary or bonus on my opinion, conclusion or valuation reached, or on a preliminary value estimate requested;
5. Requesting an estimated, predetermined, or desired valuation in the appraisal report, prior to the completion of the appraisal report, or requesting estimated values or comparable sales at any time prior to the completion of the appraisal report;
6. Providing an anticipated, estimated, encouraged or desired value for the subject property, or a proposed or target amount to be loaned to the Borrower, except that a copy of the sales contract may have been provided if the assignment was for a purchase transaction;
7. Providing stock or other financial or non-financial benefits to me or any entity or person related to me, my appraisal or appraisal management company, if applicable;
8. Any other act or practice that impairs or attempts to impair my independence, objectivity or impartiality, or violates law or regulation, including but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the Uniform Standards of Professional Appraisal Practice (USPAP).

Additional Comments:

APPRAISER:

Signature: 
Name: Kristine S. Lustig
Date Signed: 03/05/2026
State Certification #: AR042796
or State License #: _____
or Other (describe): _____ State #: _____
State: CA
Expiration Date of Certification or License: 07/04/2027

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

Borrower:

File No.: Loan #200026037

Property Address: 18528 Kingsdale Avenue

Case No.:

City: Redondo Beach

State: CA

Zip: 90278-4635

Lender: JMAC Lending, INC.

Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE



Kristine S. Lustig

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 042796

Effective Date: July 5, 2025
Date Expires: July 4, 2027

Angela Jemmott
 Angela Jemmott, Bureau Chief, BREA

3082632

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

Borrower:	File No.:
Property Address: 18528 Kingsdale Avenue	Case No.:
City: Redondo Beach	State: CA
Lender: JMAC Lending, INC.	Zip: 90278-4635



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded 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: **RAP3666409-25**

Renewal of: **RAP3666409-24**

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

Item 1. **Named Insured:** **Kristine S. Lustig**

Item 2. **Address:** **18411 Crenshaw Blvd, Ste 212**

City, State, Zip Code: **Torrance, CA 90504**

Item 3. **Policy Period:** From **08/08/2025** To **08/08/2026**
(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:**

A. \$ **1,000,000** **Damages** Limit of Liability – Each **Claim**

B. \$ **1,000,000** **Claim Expenses** Limit of Liability – Each **Claim**

C. \$ **2,000,000** **Damages** Limit of Liability – Policy **Aggregate**

D. \$ **2,000,000** **Claim Expenses** Limit of Liability – Policy **Aggregate**

Item 5. **Deductible (Inclusive of Claim Expenses):**

A. \$ **500** Each **Claim**

B. \$ **1,000** **Aggregate**

Item 6. **Premium:** \$ **967.00**

Item 7. **Retroactive Date (if applicable):** **08/08/2007**

Item 8. **Forms, Notices and Endorsements attached:**

D42100 (03/15) D42300 CA (10/13) IL7324 (07/21)

D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)

D42414 (08/19)

Rose A. Maguon

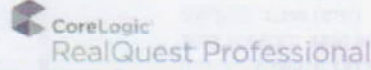
Authorized Representative

LEGAL DESCRIPTION

Borrower:	File No.: Loan #200026037
Property Address: 18528 Kingsdale Avenue	Case No.:
City: Redondo Beach	State: CA Zip: 90278-4635
Lender: JMAC Lending, INC.	

Property Detail Report

For Property Located At:
18528 KINGSDALE AVE, REDONDO BEACH, CA 90278-4635



Owner Information

Owner Name: ROESLER SUZAN J
 Mailing Address: 18528 KINGSDALE AVE, REDONDO BEACH CA 90278-4635 C034
 Vesting Codes: // TR

For Sale

Location Information

Legal Description: BELVIDERE LOT 28
 County: LOS ANGELES, CA APN: 4083-009-016
 Census Tract / Block: 6503.00 / 5 Alternate APN:
 Township-Range-Sect: Subdivision: BELVIDERE
 Legal Book/Page: 130-19 Map Reference:
 Legal Lot: 28 Tract #:
 Legal Block: D School District: TORRANCE
 Market Area: 132 School District Name: TORRANCE
 Neighbor Code: Munc/Township: TORRANCE

Owner Transfer Information

Recording/Sale Date: / Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: 09/26/2000 / 07/06/2000 1st Mtg Amount/Type: /
 Sale Price: 1st Mtg Int. Rate/Type: /
 Sale Type: 1st Mtg Document #: /
 Document #: 1511097 2nd Mtg Amount/Type: /
 Deed Type: QUIT CLAIM DEED 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFL
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name: MERRILL SUZAN J

Prior Sale Information

Prior Rec/Sale Date: 07/29/1969 / Prior Lender:
 Prior Sale Price: \$18,000 Prior 1st Mtg Amt/Type: /
 Prior Doc Number: Prior 1st Mtg Rate/Type: /
 Prior Deed Type: DEED (REG)

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,248	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1956 / 1963	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	RERR-LM	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,000	Lot Width/Depth:	40 x 150	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

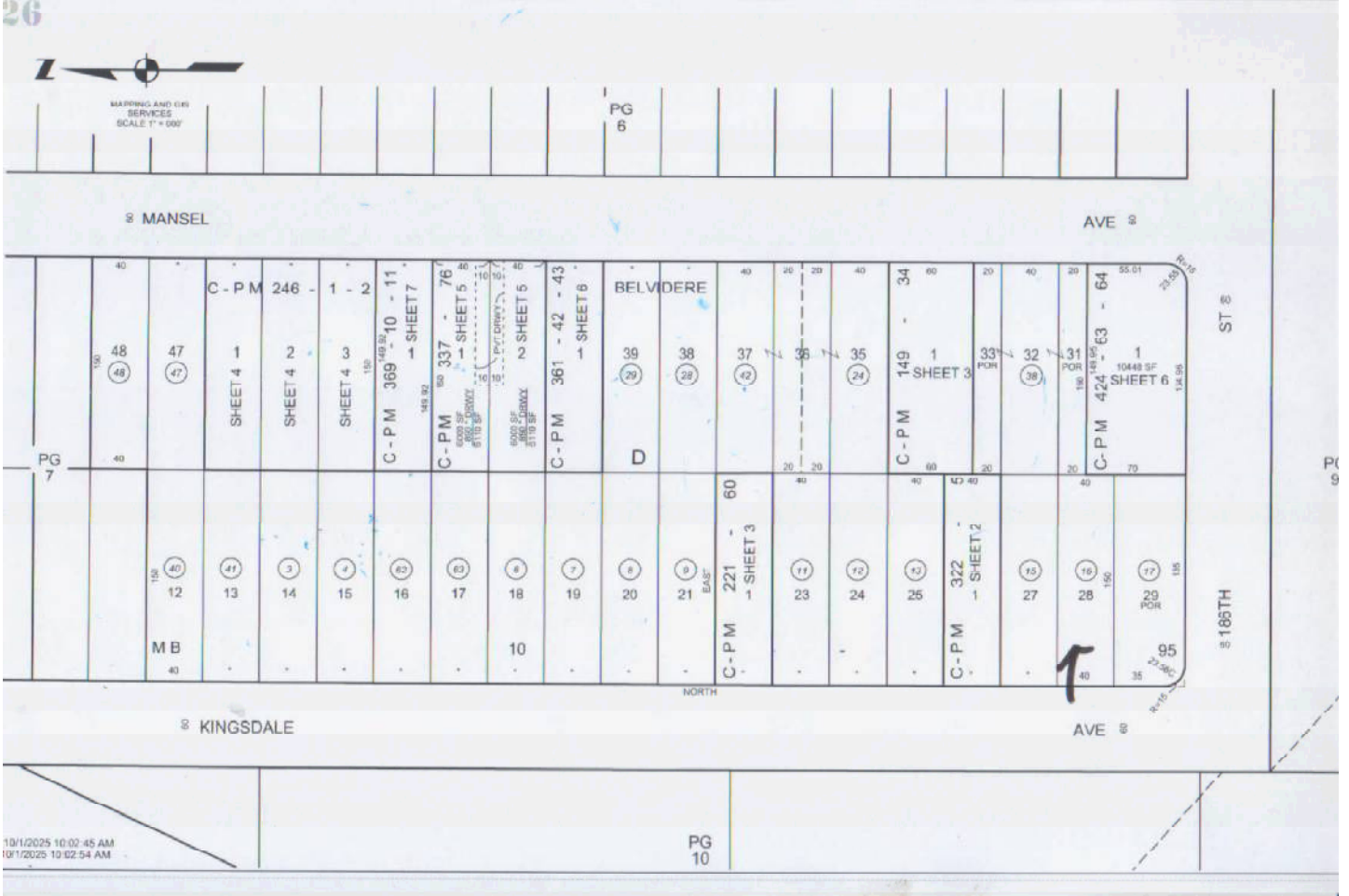
Tax Information

Total Value:	\$82,566	Assessed Year:	2025	Property Tax:	\$1,324.57
Land Value:	\$47,528	Improved %:	42%	Tax Area:	9364
Improvement Value:	\$35,028	Tax Year:	2025	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$75,556				

PLAT MAP

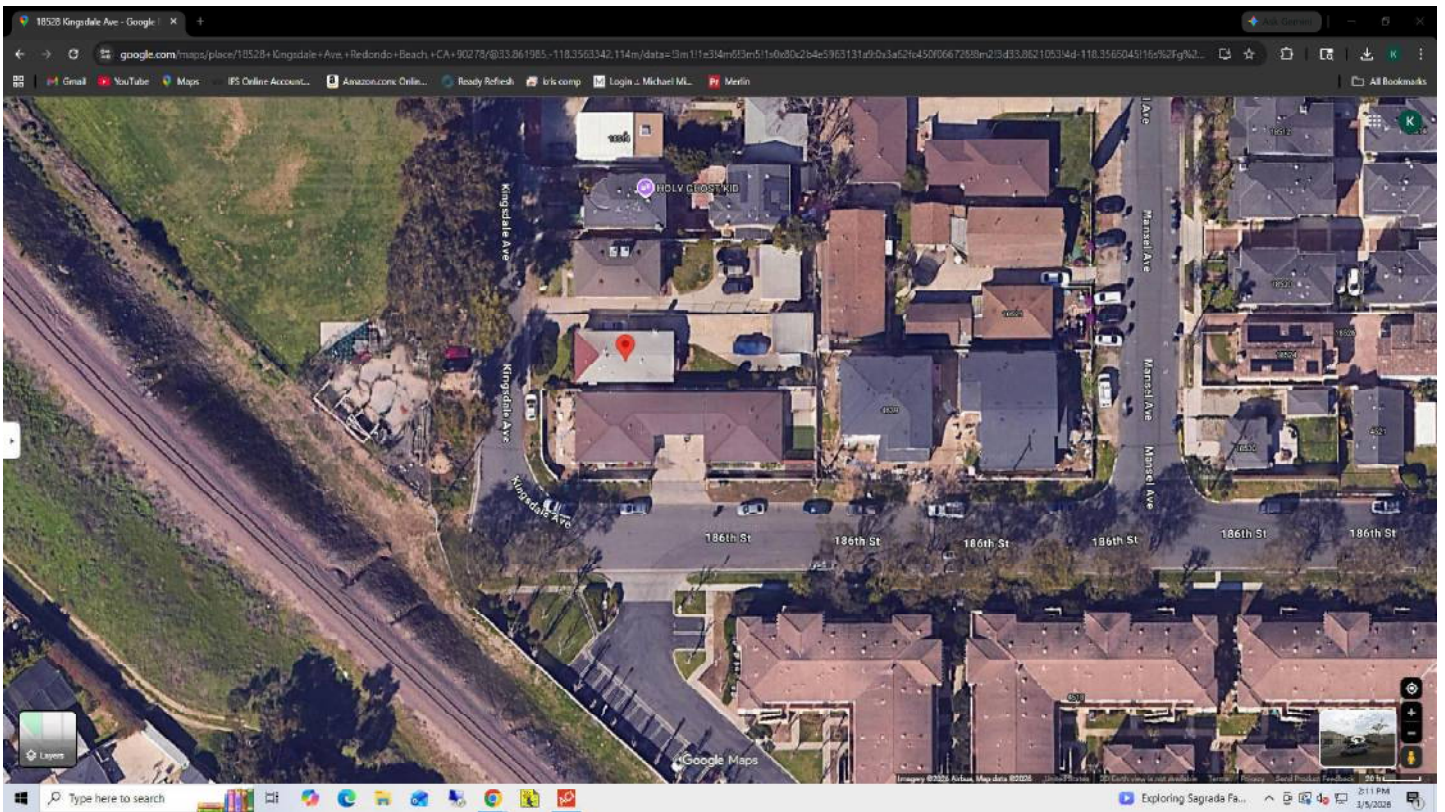
Borrower: File No.: Loan #200026037
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8 SHEET 1	P.A. 4063-7 & 8	TRA 9364	REVISED 06081410001001-14 2004041910001001-14	2006041703003001-14 2006080103097001-14 2006082810001001-14	2009050567002001-14 2010011304004001-14 2011041202010001-14	2011060703014001-14 2022041376002001-14 2025021202008001-14	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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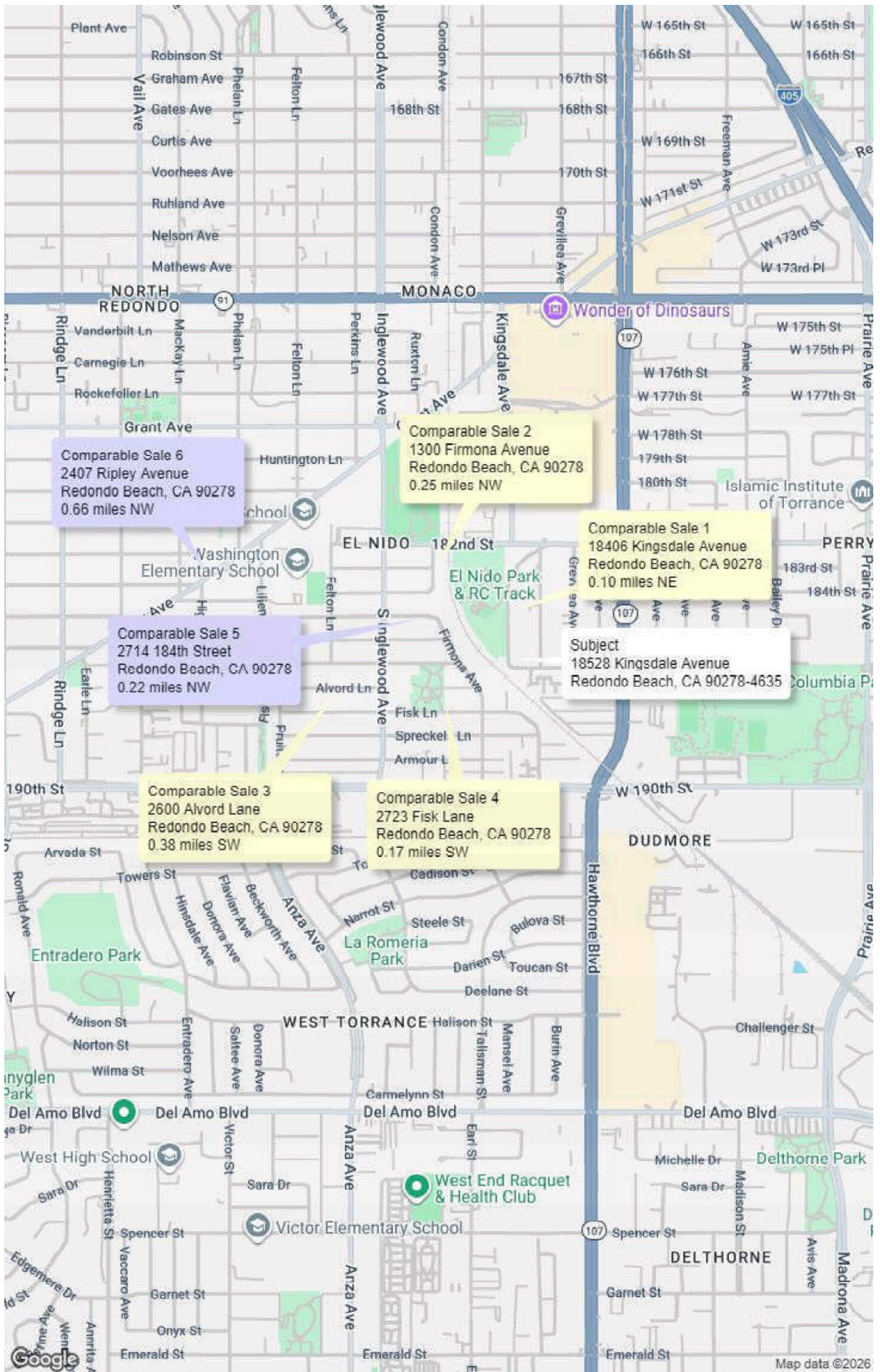
AERIAL MAP

Borrower:	File No.: Loan #200026037	
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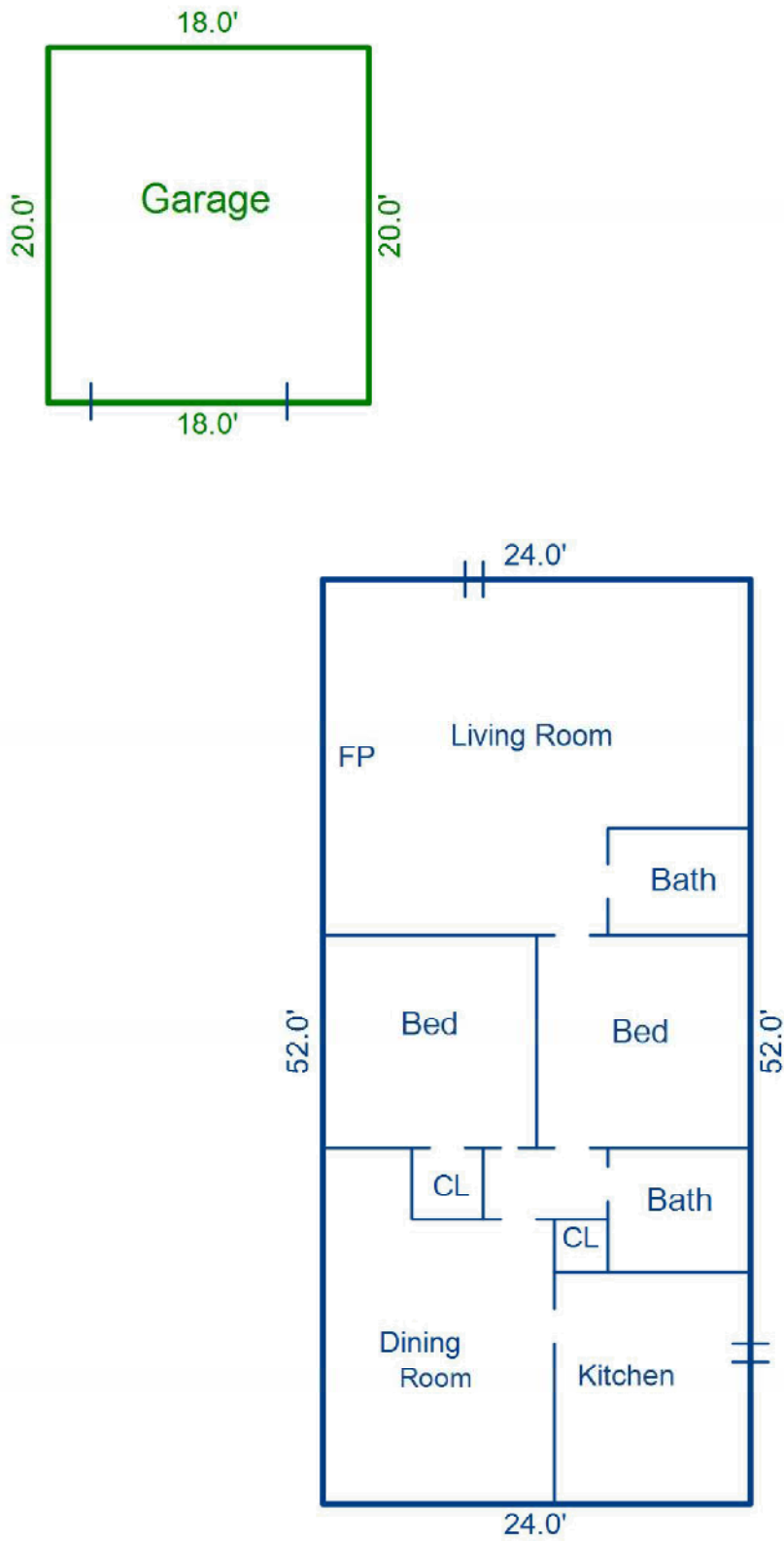
LOCATION MAP

Borrower: File No.: Loan #200026037
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FLOORPLAN SKETCH

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Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY					AREA CALCULATIONS BREAKDOWN					
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	1248.0	152.0	1248.0	First Floor		52.0 x	24.0 =	1248.0
GAR	Garage	1.0	360.0	76.0	360.0					
Net LIVABLE			cnt	1 (rounded)	1,248	1 total items			(rounded)	1,248

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower:	File No.:	
Property Address: 18528 Kingsdale Avenue	Case No.:	
City: Redondo Beach	State: CA	Zip: 90278-4635
Lender: JMAC Lending, INC.		



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: March 5, 2026
Appraised Value: \$ 1,100,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

Borrower:	File No.: Loan #200026037	
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Lender: JMAC Lending, INC.		



Street View



Front View- 2



Side View

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Lender: JMAC Lending, INC.		



Side View



Meter Box



Garage

Borrower:
Property Address: 18528 Kingsdale Avenue
City: Redondo Beach
Lender: JMAC Lending, INC.

File No.: Loan #200026037
Case No.:
State: CA
Zip: 90278-4635



Garage Interior

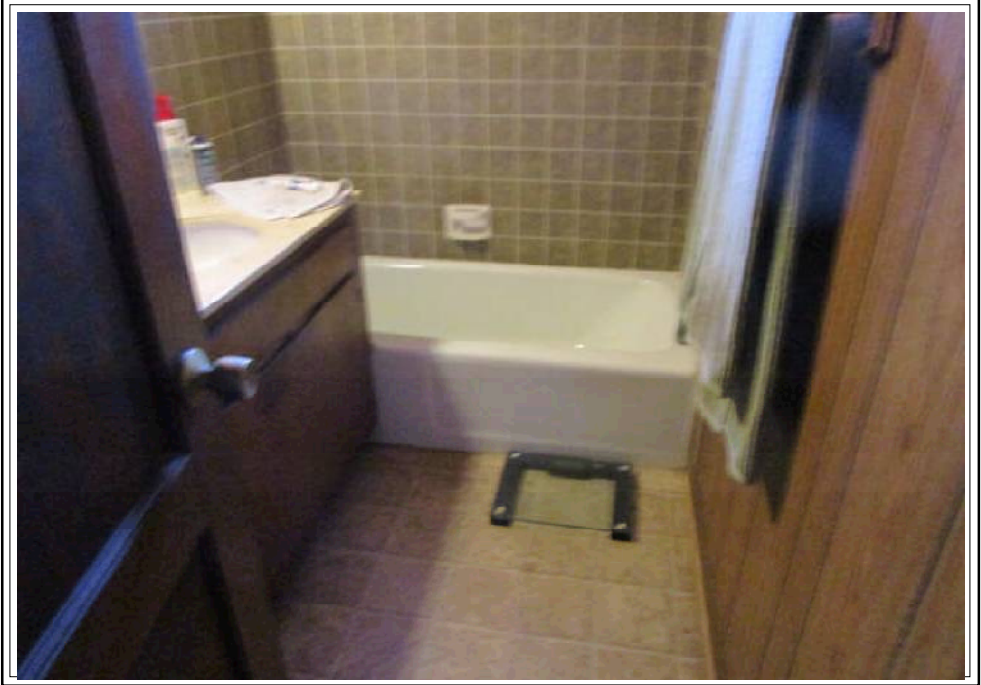


WH



Living Room

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Lender: JMAC Lending, INC.		



Bathroom

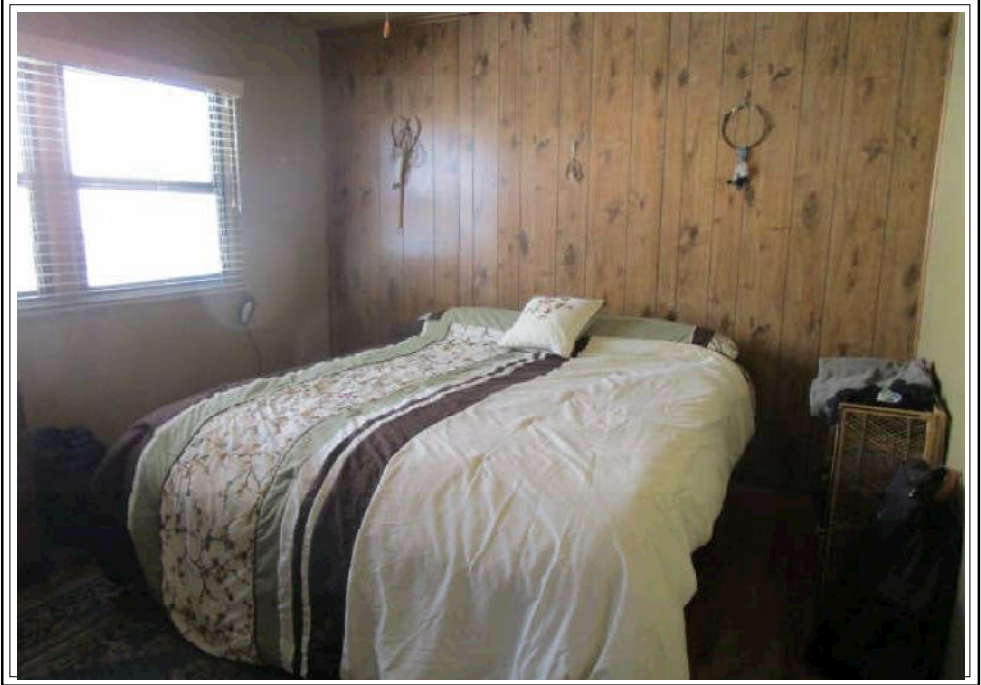


Bedroom

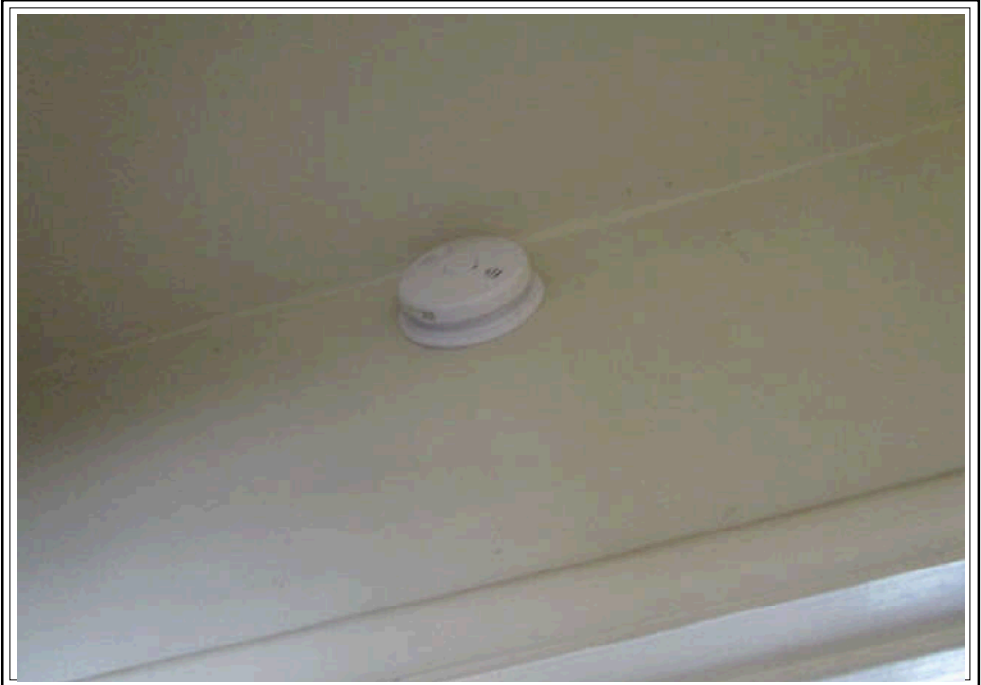


Bathroom

Borrower:	File No.: Loan #200026037	
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Bedroom

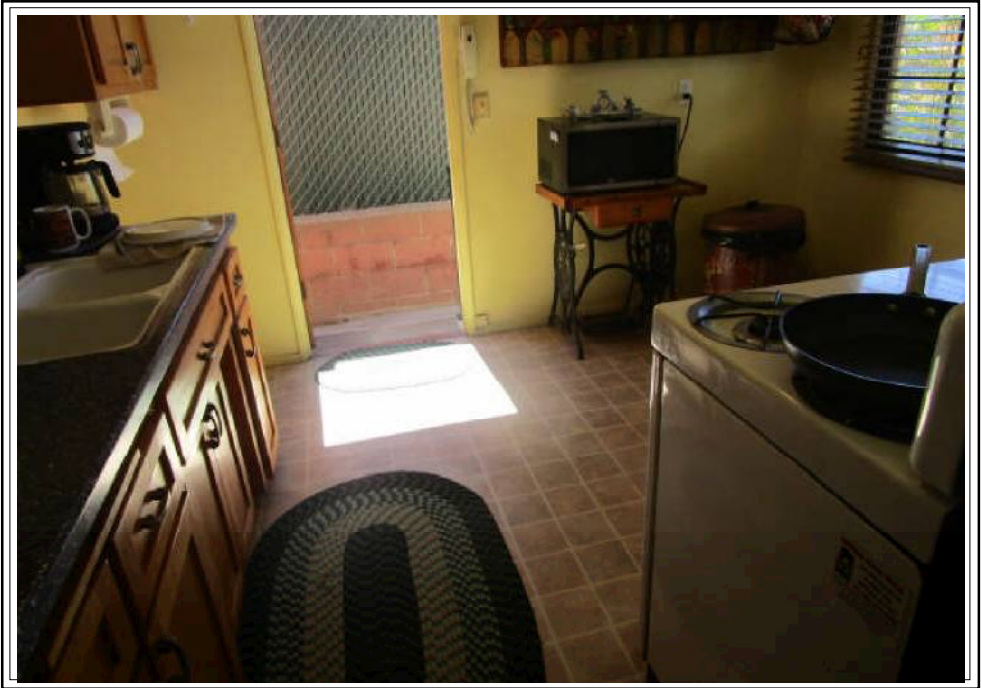


SD/Co Detectors



Dining Room

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Lender: JMAC Lending, INC.		



Kitchen



Kitchen



Kitchen

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:	File No.: Loan #200026037	
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City: Redondo Beach	State: CA	Zip: 90278-4635
Lender: JMAC Lending, INC.		



COMPARABLE SALE #1

18406 Kingsdale Avenue
Redondo Beach, CA 90278
Sale Date: s12/25;c12/25
Sale Price: \$ 1,185,000



COMPARABLE SALE #2

1300 Firmona Avenue
Redondo Beach, CA 90278
Sale Date: s11/25;c11/25
Sale Price: \$ 1,150,000



COMPARABLE SALE #3

2600 Alvord Lane
Redondo Beach, CA 90278
Sale Date: s11/25;c10/25
Sale Price: \$ 1,265,000

COMPARABLE PROPERTY PHOTO ADDENDUM

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Lender: JMAC Lending, INC.	



COMPARABLE SALE #4

2723 Fisk Lane
Redondo Beach, CA 90278
Sale Date: s01/26;c01/26
Sale Price: \$ 1,370,000



COMPARABLE SALE #5

2714 184th Street
Redondo Beach, CA 90278
Sale Date: c02/26
Sale Price: \$ 1,100,000



COMPARABLE SALE #6

2407 Ripley Avenue
Redondo Beach, CA 90278
Sale Date: c12/25
Sale Price: \$ 1,350,000