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Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



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APPRAISAL OF



LOCATED AT:

300 N. PROSPECT AVE
REDONDO BEACH, CA 90277

CLIENT:

LORRAINE CROMER
300 N. PROSPECT AVE
ALLEN & LORRAINE CROMER, CA, 90277

AS OF:

May 8, 2025

BY:

DAVID G. GRANT

300 N. PROSPECT AVE

LORRAINE CROMER
300 N. PROSPECT AVE
ALLEN & LORRAINE CROMER, CA, 90277

File Number: 300NPROSPECT

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

300 N. PROSPECT AVE
REDONDO BEACH, CA 90277

The purpose of this appraisal is to develop an opinion of the defined 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 defined value of the property as of May 8, 2025 is:

\$3,090,000
Three Million Ninety Thousand Dollars

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


DAVID G. GRANT

Residential Appraisal Report

File No. 300NPROSPECT

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.
Client Name/Intended User LORRAINE CROMER E-mail LORRAINE.CROMER@GMAIL.COM
Client Address 300 N. PROSPECT AVE City ALLEN & LORRAINE CROMER State CA Zip 90277
Additional Intended User(s) THE REPORT IS NOT INTENDED FOR ANY OTHER USER OR CLIENT.

Intended Use SEE ADDENDUM

SUBJECT

Property Address 300 N. PROSPECT AVE City REDONDO BEACH State CA Zip 90277
Owner of Public Record CROMER ALLEN JR (TE) & LORRAIN County LOS ANGELES
Legal Description TRACT # 10019 LOT 16
Assessor's Parcel # 7518-002-017 Tax Year 2024 R.E. Taxes \$ \$8,317
Neighborhood Name SOUTH REDONDO BEACH Map Reference 763-A4 Census Tract 6212.01
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

SALES HISTORY

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.
Prior Sale/Transfer: Date N/A Price N/A Source(s) REALIST
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) THE SUBJECT PROPERTY HAS NOT TRANSFERRED WITHIN THE PRIOR 36 MONTHS. THE COMPARABLE SALES 1-5,7 AND 8 DID NOT TRANSFER WITHIN THE PRIOR 12 MONTHS OF THE LATEST SALES DATES. COMPARABLE 6 HAS A PRIOR SALE ON 6/12/2024 FOR \$2,500,000. THE INCREASE IN OF 32% VALUE AFTER UPDATES WERE COMPLETED IS REASONABLE FOR THE AREA

Offerings, options and contracts as of the effective date of the appraisal THE SUBJECT PROPERTY IS CURRENTLY LISTED FOR \$2,999,999 AND HAS BEEN ON THE MARKET FOR 27 DAYS.

NEIGHBORHOOD

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %				
Location	☐ Urban	☒ Suburban	☐ Rural	Property Values	☐ Increasing	☒ Stable	☐ Declining	PRICE	AGE	One-Unit	91 %	
Built-Up	☐ Over 75%	☒ 25-75%	☐ Under 25%	Demand/Supply	☐ Shortage	☒ In Balance	☐ Over Supply	\$(000)	(yrs)	2-4 Unit	1 %	
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☒ Under 3 mths	☐ 3-6 mths	☐ Over 6 mths	1,025	Low	0	Multi-Family	3 %
Neighborhood Boundaries	ANITA STREET TO THE NORTH, HAWTHORNE BLVD TO THE EAST, PACIFIC COAST HIGHWAY TO THE SOUTH, CATALINA AVE TO THE WEST.						6,000	High	115	Commercial	5 %	
							1,900	Pred.	65	Other	%	
Neighborhood Description	See Attached Addendum											
Market Conditions (including support for the above conclusions) See Attached Addendum												

SITE

Dimensions SEE PLAT MAP Area 7470 SF Shape IRREGULAR View LimitedOcean
Specific Zoning Classification RBR-1 Zoning Description SINGLE FAMILY USE
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe. See Attached Addendum

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private	
Electricity	☒	☐	Water	☒	☐	Street	☒	☐
Gas	☒	☐	Sanitary Sewer	☒	☐	Alley	☒	☐

Site Comments APPRAISER DID NOT REVIEW TITLE POLICY FOR THE SUBJECT PROPERTY. THE SUBJECT PROPERTY FRONTS (WEST) TO A 4 LANE TRAFFIC STREET WITH A SCHOOL BEYOND, BUFFERED BY 20' SETBACK, MODERATE EXTERIOR NOISE AND MINIMAL INTERIOR NOISE DETRIMENTS, MODERATE ADVERSE EFFECT. SUBJECT PROPERTY SIDES (SOUTH) TO A 2 LANE FEEDER STREET INTO THE NEIGHBORHOOD TO THE EAST, BUFFERED BY 10' SIDEYARD SETBACK, CONSIDERED IN THE LOCATION RATING.

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION		INTERIOR	
	materials		materials				
Units	☒ One ☐ One w/Acc. unit ☐	☐ Concrete Slab	☒ Crawl Space	Foundation Walls	CONCRETE/GOOD	Floors	HARDWD/TILE/GOOD
# of Stories	2	☐ Full Basement	☐ Partial Basement	Exterior Walls	STUCCO/GOOD	Walls	DRYWALL/GOOD
Type	☒ Det. ☐ Att. ☐ S-Det./End Unit	Basement Area 0 sq. ft.		Roof Surface	CLAY TILE/GOOD	Trim/Finish	WOOD/GOOD
	☒ Existing ☐ Proposed ☐ Under Const.	Basement Finish 0 %		Gutters & Downspouts	METAL/GOOD	Bath Floor	TILE/GOOD
Design (Style)	MEDITERRANEAN	☐ Outside Entry/Exit	☐ Sump Pump	Window Type	ALUM/GOOD	Bath Wainscot	TILE/GOOD
Year Built	1947			Storm Sash/Insulated	NONE/NONE	Car Storage	☒ None
Effective Age (Yrs)	5			Screens	YES/GOOD	☒ Driveway	# of Cars 4
Attic	☐ None	Heating	☒ FWA ☐ HW ☐ Radiant	Amenities	☐ WoodStove(s) #0	Driveway Surface	CONCRETE
☐ Drop Stair	☐ Stairs	☐ Other	Fuel GAS	☒ Fireplace(s) # 2	☒ Fence WOOD	☒ Garage	# of Cars 2
☐ Floor	☒ Scuttle	Cooling	☒ Central Air Conditioning	☒ Patio/Deck CMT	☒ Porch CMT	☐ Carport	# of Cars
☐ Finished	☐ Heated	☐ Individual	☐ Other	☐ Pool NONE	☒ Other ROOF DECK	☐ Att.	☒ Det. ☐ Built-in
Appliances ☒ Refrigerator ☒ Range/Oven ☒ Dishwasher ☒ Disposal ☒ Microwave ☐ Washer/Dryer ☐ Other (describe)							
Finished area above grade contains: 10 Rooms 4 Bedrooms 4.1 Bath(s) 3,574 Square Feet of Gross Living Area Above Grade							
Additional Features See Attached Addendum							
Comments on the Improvements See Attached Addendum							

Residential Appraisal Report

File No. 300NPROSPECT

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
300 N. PROSPECT AVE		411 EMERALD STREET			507 S FRANCISCA AVE			509 JUDY DRIVE		
Address REDONDO BEACH, CA 90277		REDONDO BEACH, CA 90277			REDONDO BEACH, CA 90277			REDONDO BEACH, CA 90277		
Proximity to Subject		0.62 miles SW			0.92 miles SW			0.79 miles SW		
Sale Price		\$ 2,659,000			\$ 3,220,000			\$ 3,225,000		
Sale Price/Gross Liv. Area		\$ 1,040.30 sq. ft.			\$ 860.27 sq. ft.			\$ 787.93 sq. ft.		
Data Source(s)		CRMLS#SB24080529			CRMLS#SB23063732			CRMLS#SB24107794		
Verification Source(s)		Doc#362089			Doc#217763			Doc#763018		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sale or Financing		VA 88%			CONV 80%			CONV 78%		
Concessions		NONE			NONE			NONE		
Date of Sale/Time		06/04/2024			04/04/2025			11/06/2024		
Location	TRAFFIC/SCHOOL	TRAFFIC/HOW	0		Prox Heavy Traffic-2%	-64,400		2 LANE TRAFF-8%	-258,000	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE			FEE SIMPLE			FEE SIMPLE		
Site	7470 sf	5203 sf	55,000		4741 sf	70,000		7509 sf	0	
View	LimitedOcean	RESIDENTIAL+5%	132,950		GoodOcean-5%	-161,000		RESIDENTIAL+5%	161,250	
Design (Style)	MEDITERRANEAN	COLONIAL	0		MEDITERRANEAN			MEDITERRANEAN		
Quality of Construction	Q2 VERY GOOD	Q3 GOOD+3%	89,950		Q2 VERY GOOD			Q3 GOOD+3%	96,750	
Actual Age	78 YEARS	114 YEARS			18 YEARS	0		27 YEARS	0	
Condition	C2 VERY GOOD	C2 VERY GOOD			C2 VERY GOOD			C3 GOOD+3%	96,750	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	25,000		Total Bdrms. Baths	25,000		Total Bdrms. Baths	15,000	
Room Count	10 4 4.1	10 5 3.1	0		9 4 3.1	0		10 5 4	0	
Gross Living Area	150.00 3,574 sq. ft.	2,556 sq. ft.	152,700		3,743 sq. ft.	-25,350		4,093 sq. ft.	-77,850	
Basement & Finished	NONE	NONE			NONE			NONE		
Rooms Below Grade	NONE	NONE			NONE			NONE		
Functional Utility	GOOD	GOOD			GOOD			GOOD		
Heating/Cooling	FAU/CENT	FAU/CENT			FAU/CENT			FAU/NONE	5,000	
Energy Efficient Items	SOLAR PANELS	SOLAR PANELS			NONE	25,000		NONE	25,000	
Garage/Carport	2 CAR GARAGE	2 CAR GARAGE			2 CAR GARAGE			3 CAR GARAGE	-50,000	
Porch/Patio/Deck	PORCH/PATIO	PATIO/PORCH			PATIO/PORCH			PATIO/PORCH		
EXTRAS	ROOF DECK	BONUS ROOM	0		ROOF DECK			POOL/SPA	-50,000	
DAYS ON MARKET	27	6	0		8	0		103	0	
LAST LIST PRICE	\$2,999,999	\$2,299,000	0		\$3,250,000	0		\$3,295,000	0	
Net Adjustment (Total)		☒ + ☐ -	\$ 455,600		☐ + ☒ -	\$ 130,750		☐ + ☒ -	\$ 36,100	
Adjusted Sale Price of Comparables		Net Adj. 17.1% Gross Adj. 17.1%	\$ 3,114,600		Net Adj. -4.1% Gross Adj. 11.5%	\$ 3,089,250		Net Adj. -1.1% Gross Adj. 25.9%	\$ 3,188,900	
Summary of Sales Comparison Approach SEE ADDENDUM										
Indicated Value by Sales Comparison Approach \$ 3,090,000										

COST APPROACH

COST APPROACH TO VALUE										
Site Value Comments SITE VALUE WAS ESTIMATED BY THE SITE ABSTRACTION METHOD. THE SITE VALUE IS GREATER THAN 30% OF THE VALUE ESTIMATE OF THE SUBJECT PROPERTY WHICH IS TYPICAL FOR THE AREA AND THERE IS NO IMPACT ON THE MARKETABILITY OF THE SUBJECT PROPERTY.										
ESTIMATED ☐ REPRODUCTION OR ☒ REPLACEMENT COST NEW					OPINION OF SITE VALUE = \$ 1,500,000					
Source of cost data LOCAL BUILDERS					Dwelling 3,574 Sq. Ft. @ \$ 486.55 = \$ 1,738,930					
Quality rating from cost service VERY GOOD Effective date of cost data 05/01/2025					Sq. Ft. @ \$ = \$					
Comments on Cost Approach (gross living area calculations, depreciation, etc.)										
PHYSICAL DEPRECIATION CALCULATED VIEW THE AGE/LIFE METHOD. COST ESTIMATES BASED ON THE APPRAISER'S KNOWLEDGE OF AREA BUILDING COSTS AS WELL AS LOCAL BUILDERS, THE SITE VALUE BASED MOSTLY ON ABSTRACTION DUE TO EXTREMELY LIMITED AREA LAND SALES. THE LAND TO VALUE RATIO IS TYPICAL FOR THIS MARKET AREA.					Garage/Carport 437 Sq. Ft. @ \$ 98.55 = \$ 43,066					
					Total Estimate of Cost-New = \$ 1,781,996					
					Less Physical		Functional		External	
					Depreciation 5%		10%		= \$ (267,299)	
					Depreciated Cost of Improvements = \$ 1,514,697					
					"As-is" Value of Site Improvements = \$ 100,000					
					INDICATED VALUE BY COST APPROACH = \$ 3,114,700					

INCOME

INCOME APPROACH TO VALUE		
Estimated Monthly Market Rent \$	X Gross Rent Multiplier	= \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) SEE BELOW		

RECONCILIATION

Methods and techniques employed: ☒ Sales Comparison Approach ☒ Cost Approach ☐ Income Approach ☐ Other:		
Discussion of methods and techniques employed, including reason for excluding an approach to value: See Attached Addendum		
Reconciliation comments:		
Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 05/08/2025, which is the effective date of this appraisal, is:		
☒ Single point \$ 3,090,000 ☐ Range \$ to \$ ☐ Greater than ☐ Less than \$		
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 ☐ subject to the following:		

Residential Appraisal Report

File No. 300NPROSPECT

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 4				COMPARABLE SALE NO. 5				COMPARABLE SALE NO. 6						
300 N. PROSPECT AVE		722 AVENUE A				216 CAMINO REAL				1035 AVENUE D						
Address REDONDO BEACH, CA 90277		REDONDO BEACH, CA 90277				REDONDO BEACH, CA 90277				REDONDO BEACH, CA 90277						
Proximity to Subject		1.33 miles SW				0.60 miles SW				1.52 miles SE						
Sale Price		\$		\$ 3,560,000		\$		\$ 3,200,000		\$		\$ 3,300,000				
Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.		\$ 992.75 sq. ft.		\$ 1,026.63 sq. ft.		\$ 983.90 sq. ft.		\$						
Data Source(s)		CRMLS# SB24166210				CRMLS#25483007				CRMLS#P1-15049;DOM 19						
Verification Source(s)		Doc#835910				Doc#217094				Doc#72481						
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		
Sale or Financing				CONV 18%				CONV 69%				CONV 73%				
Concessions				NONE				NONE				NONE				
Date of Sale/Time				11/27/2024				04/04/2025				02/05/2025				
Location		TRAFFIC/SCHOOL		RESIDENTIAL-10%		-356,000		RESIDENTIAL-10%		-320,000		RESIDENTIAL-10%		-330,000		
Leasehold/Fee Simple		FEE SIMPLE		FEE SIMPLE				FEE SIMPLE				FEE SIMPLE				
Site		7470 sf		6086 sf		35,000		3772 sf		90,000		6302 sf		25,000		
View		LimitedOcean		LimitedOcean				RESIDENTIAL+5%		160,000		RESIDENTIAL+5%		160,000		
Design (Style)		MEDITERRANEAN		MEDITERRANEAN				FARMHOUSE		0		MEDITERRANEAN				
Quality of Construction		Q2 VERY GOOD		Q2 VERY GOOD				Q2 VERY GOOD				Q3 GOOD+3%		99,000		
Actual Age		78 YEARS		29 YEARS		0		1 YEAR		0		27 YEARS		0		
Condition		C2 VERY GOOD		C2 VERY GOOD				C1 EXCELLENT-3%		-96,000		C2 VERY GOOD				
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths	50,000	Total	Bdrms.	Baths	Total	Bdrms.	Baths	15,000	
Room Count		10	4	4.1	9	4	2.1		9	4	4.1	0	10	5	4	0
Gross Living Area150.00		3,574 sq. ft.		3,586 sq. ft.		0		3,117 sq. ft.		68,550		3,354 sq. ft.		33,000		
Basement & Finished		NONE		NONE				NONE				NONE				
Rooms Below Grade		NONE		NONE				NONE				NONE				
Functional Utility		GOOD		GOOD				GOOD				GOOD				
Heating/Cooling		FAU/CENT		FAU/CENT				FAU/CENT				FAU/NONE		5,000		
Energy Efficient Items		SOLAR PANELS		NONE		25,000		SOLAR PANELS				NONE				
Garage/Carport		2 CAR GARAGE		2 CAR GARAGE				2 CAR GARAGE				2 CAR ATTACHED				
Porch/Patio/Deck		PORCH/PATIO		PATIO/PORCH				PATIO/PORCH				PATIO/PORCH				
EXTRAS		ROOF DECK		ROOF DECK				NONE		50,000		POOL/SPA		-50,000		
DAYS ON MARKET		27		61		0		6		0		19		0		
LAST LIST PRICE		\$2,999,999		\$3,620,000		0		\$3,299,000		0		\$3,399,000		0		
Net Adjustment (Total)				☐ + ☒ -	\$ 246,000			☐ + ☒ -	\$ 47,450			☐ + ☒ -	\$ 43,000			
Adjusted Sale Price				Net Adj. -6.9%				Net Adj. -1.5%				Net Adj. -1.3%				
of Comparables				Gross Adj. 13.1%		\$ 3,314,000		Gross Adj. 24.5%		\$ 3,152,550		Gross Adj. 21.7%		\$ 3,257,000		

Summary of Sales Comparison Approach See Attached Addendum

File No. 300NPROSPECT

SALES COMPARISON APPROACH

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's 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.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

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.

Definition of Value: ☒ Market Value ☐ Other Value:

Source of Definition: IRS

"FAIR MARKET VALUE" IS DEFINED AS:

"FAIR MARKET VALUE IS THE PRICE AT WHICH A PROPERTY WILL CHANGE HANDS BETWEEN A WILLING BUYER AND A WILLING SELLER WHEN THE FORMER IS NOT UNDER ANY COMPULSION TO BUY AND THE LATTER IS NOT UNDER ANY COMPULSION TO SELL; BOTH PARTIES HAVING REASONABLE KNOWLEDGE OF THE RELEVANT FACTS.

ADDRESS OF THE PROPERTY APPRAISED:

300 N. PROSPECT AVE

REDONDO BEACH, CA 90277

EFFECTIVE DATE OF THE APPRAISAL: 05/08/2025

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 3,090,000

APPRAISER

Signature:

David G. Grant

Name: DAVID G. GRANT

Company Name: DGG APPRAISALS

Company Address: 28030 BRAIDWOOD DR

RANCHO PALOS VERDES, CA 90275

Telephone Number: 310-936-5534

Email Address: DGGAPPRAISALS@OUTLOOK.COM

State Certification # AR006971

or License #

or Other (describe): State #:

State: CA

Expiration Date of Certification or License: 02/04/2027

Date of Signature and Report: 05/11/2025

Date of Property Viewing: 05/08/2025

Degree of property viewing:

☒ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

SUPERVISORY APPRAISER

Signature:

Name:

Company Name:

Company Address:

Telephone Number:

Email Address:

State Certification #

or License #

State:

Expiration Date of Certification or License:

Date of Signature:

Date of Property Viewing:

Degree of property viewing:

☐ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

ADDENDUM

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Property Address: 300 N. PROSPECT AVE	Case No.:	
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Intended Use

OPINION OF MARKET VALUE TO ASSIST THE CLIENT IN EVALUATING THE SUBJECT PROPERTY AS OF THE DATE OF 5/8/2025. IT WAS NOT COMPLETED FOR THE PURPOSE OF OBTAINING A LOAN. THE EFFECTIVE DATE OF THE REPORT OF INSPECTION DATE IS 5/08/2025. THIS REPORT IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE, INCLUDING LENDING PURPOSES, AND IS ONLY INTENDED TO PROVIDE AN ESTIMATE OF THE MARKET VALUE AS OF THE EFFECTIVE DATE OF THIS APPRAISAL.

THE INTENDED USER OF THIS APPRAISAL IS FOR THE CLIENT ONLY.

Additional Scope of Work/Assignment Conditions

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

THIS APPRAISAL IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

- NO RESPONSIBILITY IS ASSUMED FOR MATTERS LEGAL IN CHARACTER OR NATURE. NO OPINION IS RENDERED AS TO TITLE, WHICH IS ASSUMED TO BE GOOD AND MARKETABLE. ALL EXISTING LIENS, ENCUMBRANCES, AND ASSESSMENTS HAVE BEEN DISREGARDED, UNLESS OTHERWISE NOTED, AND THE PROPERTY IS APPRAISED AS THOUGH FREE AND CLEAR, HAVING RESPONSIBLE OWNERSHIP AND COMPETENT MANAGEMENT.

- I HAVE EXAMINED THE PROPERTY DESCRIBED HEREIN EXCLUSIVELY FOR THE PURPOSES OF IDENTIFICATION AND DESCRIPTION OF THE REAL PROPERTY. THE OBJECTIVE OF OUR DATA COLLECTION IS TO DEVELOP AN OPINION OF THE HIGHEST AND BEST USE OF THE SUBJECT PROPERTY AND MAKE MEANINGFUL COMPARISONS IN THE VALUATION OF THE PROPERTY. THE APPRAISER’S OBSERVATIONS AND REPORTING OF THE SUBJECT IMPROVEMENTS ARE FOR THE APPRAISAL PROCESS AND VALUATION PURPOSES ONLY AND SHOULD NOT BE CONSIDERED AS A WARRANTY OF ANY COMPONENT OF THE PROPERTY. THIS APPRAISAL ASSUMES (UNLESS OTHERWISE SPECIFICALLY STATED) THAT THE SUBJECT IS STRUCTURALLY SOUND AND ALL COMPONENTS ARE IN WORKING CONDITION.

- I WILL NOT BE REQUIRED TO GIVE TESTIMONY OR APPEAR IN COURT BECAUSE OF HAVING MADE AN APPRAISAL OF THE PROPERTY IN QUESTION,UNLESS SPECIFIC ARRANGEMENTS TO DO SO HAVE BEEN MADE IN ADVANCE, OR AS OTHERWISE REQUIRED BY LAW.

- I HAVE NOTED IN THIS APPRAISAL REPORT ANY SIGNIFICANT ADVERSE CONDITIONS (SUCH AS NEEDED REPAIRS, DEPRECIATION, THE PRESENCE OF HAZARDOUS WASTES, TOXIC SUBSTANCES, ETC.) DISCOVERED DURING THE DATA COLLECTION PROCESS IN PERFORMING THE APPRAISAL. UNLESS OTHERWISE STATED IN THIS APPRAISAL REPORT, I HAVE 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 HAVE ASSUMED THAT THERE ARE NO SUCH CONDITIONS AND MAKE NO GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED. I 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 I AM NOT AN EXPERT IN THE FIELD OF ENVIRONMENTAL HAZARDS, THIS APPRAISAL REPORT MUST NOT BE CONSIDERED AS AN ENVIRONMENTAL ASSESSMENT OF THE PROPERTY. I OBTAINED THE INFORMATION, ESTIMATES, AND OPINIONS FURNISHED BY OTHER PARTIES AND EXPRESSED IN THIS APPRAISAL REPORT FROM RELIABLE PUBLIC AND/OR PRIVATE SOURCES THAT I BELIEVE TO BE TRUE AND CORRECT.

- I WILL NOT DISCLOSE THE CONTENTS OF THIS APPRAISAL REPORT EXCEPT AS PROVIDED FOR IN THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE, AND/OR APPLICABLE FEDERAL, STATE OR LOCAL LAWS.

- THE CLIENT IS THE PARTY OR PARTIES WHO ENGAGE AN APPRAISER (BY EMPLOYMENT OR CONTRACT) IN A SPECIFIC ASSIGNMENT. A PARTY RECEIVING A COPY OF THIS REPORT FROM THE CLIENT DOES NOT, AS A CONSEQUENCE, BECOME A PARTY TO THE APPRAISER-CLIENT RELATIONSHIP.

ANY PERSON WHO RECEIVES A COPY OF THIS APPRAISAL REPORT AS A CONSEQUENCE OF DISCLOSURE REQUIREMENTS THAT APPLY TO AN APPRAISER’S CLIENT, DOES NOT BECOME AN INTENDED USER OF THIS REPORT UNLESS THE CLIENT SPECIFICALLY IDENTIFIED THEM AT THE TIME OF THE ASSIGNMENT. THE APPRAISERS WRITTEN CONSENT AND APPROVAL MUST BE OBTAINED BEFORE THIS APPRAISAL REPORT CAN BE CONVEYED BY ANYONE TO THE PUBLIC THROUGH ADVERTISING, PUBLIC RELATIONS, NEWS, SALES, OR OTHER MEDIA.

- A TRUE AND COMPLETE COPY OF THIS REPORT CONTAINS EXHIBITS WHICH ARE CONSIDERED AN INTEGRAL PART OF THE REPORT. THE APPRAISAL REPORT MAY NOT BE PROPERLY UNDERSTOOD WITHOUT ACCESS TO THE ENTIRE REPORT.

- IF THIS VALUATION CONCLUSION IS SUBJECT TO SATISFACTORY COMPLETION, REPAIRS, OR ALTERATIONS, IT IS ASSUMED THAT THE IMPROVEMENTS WILL BE COMPLETED COMPETENTLY AND WITHOUT SIGNIFICANT DEVIATION.

-AN EXTRAORDINARY ASSUMPTION IS AN ASSUMPTION, DIRECTLY RELATED TO A SPECIFIC ASSIGNMENT, WHICH IF FOUND TO BE FALSE, COULD ALTER THE APPRAISER’S OPINIONS OR CONCLUSIONS. WITHIN THIS REPORT, CERTAIN ASSUMPTIONS RELATED TO THE SUBJECT’S CONDITION, EFFECTIVE AGE, UPDATES, SITE, ROOM COUNT AND OTHER CATEGORIES THE APPRAISER DEEMED NECESSARY, WERE USED. IF IT IS LATER DETERMINED THAT THERE IS A MATERIAL DISCREPANCY IN ONE OR MORE OF THE ASSUMPTIONS, THE

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APPRAISER RESERVES THE RIGHT TO AMEND THE FINAL CONCLUSION OF THE EFFECTIVE DATE OF THE APPRAISAL.

Neighborhood Description

THE SUBJECT NEIGHBORHOOD IS COMPRISED PRIMARILY OF GOOD QUALITY SINGLE FAMILY RESIDENCES IN AVERAGE TO GOOD CONDITION.

THERE IS A MIX OF COMMERCIAL ON THE TRAFFIC STREETS.

THE MULTI-UNIT, 2-4 UNIT AND LIGHT INDUSTRIAL PROPERTIES ARE LOCATED IN VARIOUS POCKETS IN THE AREA

THE QUALITY OF HOMES IN THE NEIGHBORHOOD ARE RATED AS AVERAGE BASED ON MARSHALL AND SWIFT COST HANDBOOK.

PROPERTIES IN THE AREA ARE MOSTLY RATED AS AVERAGE TO GOOD CONDITION.

THE SUBJECT PROPERTY NEIGHBORHOOD IS CENTRALLY LOCATED WITHIN A 5 MILE RADIUS COMMUNITY SERVICES OF: FIRE AND POLICE SERVICES, SCHOOLS AND PARKS

THE SUBJECT NEIGHBORHOOD IS BORDERED TO THE WEST BY BEACH/OCEAN, POSITIVE MARKET EFFECT,

Neighborhood Market Conditions

THE APPRAISER INCLUDED STATISTICS FROM THE LOCAL CRMLS SERVICE SUPPORTING STABLE REAL ESTATE VALUES IN THE AREA.

Highest and Best Use

THE HIGHEST & BEST USE OF A PROPERTY IS THAT USE WHICH IS PHYSICALLY POSSIBLE, LEGALLY PERMITTED, FINANCIALLY FEASIBLE, AND REASONABLY PROBABLE THAT WILL RESULT IN THE HIGHEST PRESENT VALUE. THE CURRENT USE WAS CONSIDERED TO BE THE HIGHEST AND BEST USE OF THE SUBJECT PROPERTY. THE CURRENT USE IS PHYSICALLY POSSIBLE, LEGALLY PERMISSIBLE, FINANCIALLY FEASIBLE, AND IT IS THE MOST LIKELY USE GIVEN CURRENT ZONING, PHYSICAL CHARACTERISTICS, AND SURROUNDING SIMILAR DEVELOPMENT. IN ADDITION, EXISTING IMPROVEMENTS CONTRIBUTE TO OVERALL PROPERTY VALUE. THE HIGHEST AND BEST USE OF THE SITE AS IF VACANT WOULD BE AS CURRENT USE FOR THE SAME REASONS PREVIOUSLY STATED (I.E. PHYSICALLY POSSIBLE, FINANCIALLY FEASIBLE, LEGALLY PERMITTED, AND MOST LIKELY USE).THE HIGHEST & BEST USE OF A PROPERTY IS THAT USE WHICH IS PHYSICALLY POSSIBLE, LEGALLY PERMITTED, FINANCIALLY FEASIBLE, AND REASONABLY PROBABLE THAT WILL RESULT IN THE HIGHEST PRESENT VALUE. THE CURRENT USE WAS CONSIDERED TO BE THE HIGHEST AND BEST USE OF THE SUBJECT PROPERTY. THE CURRENT USE IS PHYSICALLY POSSIBLE, LEGALLY PERMISSIBLE, FINANCIALLY FEASIBLE, AND IT IS THE MOST LIKELY USE GIVEN CURRENT ZONING,PHYSICAL CHARACTERISTICS, AND SURROUNDING SIMILAR DEVELOPMENT. IN ADDITION, EXISTING IMPROVEMENTS CONTRIBUTE TO OVERALL PROPERTY VALUE. THE HIGHEST AND BEST USE OF THE SITE AS IF VACANT WOULD BE AS CURRENT USE FOR THE SAME REASONS PREVIOUSLY STATED (I.E.PHYSICALLY POSSIBLE, FINANCIALLY FEASIBLE, LEGALLY PERMITTED, AND MOST LIKELY USE). IF THE VALUE OF THE LAND IS EQUAL OR GREATER THAN THE PROPERTY WITH THE EXISTING IMPROVEMENTS (UTILIZING THE SALES COMPARISON APPROACH AND/OR THE INCOME CAPITALIZATION APPROACH), THEN THE HIGHEST AND BEST USE OF THE PROPERTY WOULD BE TO EITHER DEMOLISH THE EXISTING IMPROVEMENTS AND CONSTRUCT A BUILDING CONSISTENT WITH THE IMMEDIATE AREA OR TO CONSIDER THE EXISTING IMPROVEMENTS AS AN INTERIM USE.

THE APPRAISER HAS DETERMINED THAT WITH THIS TEST THE SUBJECT PROPERTY IS AT THE HIGHEST AND BEST USE

A MARKET VALUE A REQUIRED LAND USE ANALYSIS. THE CONCLUSION OF MAXIMUM PRODUCTIVITY IS BASED ON THE LAND "AS IF VACANT" AND "AS IMPROVED" BEING ANALYZED FOR IT PHYSICAL, LEGAL AND ECONOMIC USES. GIVEN THE SUBJECT'S PHYSICAL CHARACTERISTICS, SURROUNDING LAND USES AND LEGAL ZONING, THE SUBJECT IS IN THE HIGHEST AND BEST USE AS REPORTED. PRESENT USE CONSIDERED HIGHEST AND BEST USE (PER FANNIE MAE GUIDELINES) AS THE IMPROVEMENTS ARE CONFORMING, CONTRIBUTE TO THE OVERALL VALUE AND NO ALTERNATIVE USE WOULD RESULT IN A BETTER USE OF THE PROPERTY.

Additional Features

THE SUBJECT PROPERTY HAS SOLAR PANELS ON THE ROOF FOR ELECTRICAL SERVICE. THE SUBJECT MAINTAINS CONNECTION TO PUBLIC ELECTRICITY. THE PANELS ARE OWNED BY THE PROPERTY OWNER AND ARE CONSIDERED SEPARATELY ON THE MARKET GRID.

THE SUBJECT PROPERTY HAS A ABOVE GROUND SPA, CONSIDERED PERSONAL PROPERTY, NO VALUE GIVEN

SUBJECT PROPERTY HAS A ROOF TOP DECK WITH COOKING FACILITY, CONSIDERED SEPARATELY ON THE MARKET GRID.

Quality and Condition rating of the Subject Property

THE APPRAISER USED THE UNIFORM APPRAISAL DEFINITIONS AS A GUIDELINE FOR RATING THE CONDITION AND QUALITY OF CONSTRUCTION FOR THE SUBJECT PROPERTY. THESE DEFINITIONS AND CODES ARE IN THE ADDENDUM IN OF THE APPRAISAL. THE LETTER AND NUMBER COMBINATION FOR THE QUALITY OF

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CONSTRUCTION AND CONDITION IS THE CODE FROM UNIFORM APPRAISAL DEFINITION DEFINING THE RATING FOR THAT CLASSIFICATION ON THE MARKET GRID. THIS IS FOLLOWED IN THE LINE WITH THE MEANING OF THE CODE. EXAMPLE C3 IN THE CONDITION RATING LINE MEANS GOOD (FOR GOOD CONDITION)

SUBJECT PROPERTY

THE FOLLOWING WAS OBSERVED AT THE SUBJECT PROPERTY AND IS CONSIDERED IN THE OVERALL CONDITION OF VERY GOOD (C2) AND GOOD QUALITY OF CONSTRUCTION RATING (Q2) BASED ON GUIDELINES OF THE UNIFORM APPRAISALS DEFINITIONS SET (SEE ADDENDUM FOR DEFINITIONS)

THE FOLLOWING WAS OBSERVED AT THE SUBJECT PROPERTY AND IS CONSIDERED IN THE OVERALL CONDITION OF C2(VERY GOOD) AND QUALITY OF CONSTRUCTION Q2(GOOD)

THE SUBJECT PROPERTY WAS COMPLETELY REBUILT AND EXPANDED IN 2019

EXTERIOR:

2 AUTOMATIC GARAGE DOOR GATES AT FRONT FOR THE SEMI CIRCULAR DRIVEWAY
WATER FEATURE IN BACKYARD
COVERED PATIO AREA IN BACKYARD WITH OUTDOOR COOKING FACILITIES, FIREPLACE, TELEVISION
2 TANKLESS WATER HEATERS
ARTIFICIAL GRASS PUTTING GREEN AREA
SMOOTH STUCCO FINISH
CLAY TILE ROOF
STAMPED CONCRETE DRIVEWAY

REMODELED KITCHEN WITH:

HARDWOOD FLOORING
CUSTOM ANTIQUE WHITE CABINETS
STONE COUNTERTOP
STAINLESS STEEL APPLIANCES
DESIGNER LIGHTING
FARMHOUSE SINK WITH FAUCET
GRANITE COUNTERTOP
BREAKFAST BAR
TILED SPLASHGUARD WITH POT FILLER FAUCET
BUILT IN REFRIGERATOR AND FREEZER

REMODELED BATHROOMS:

TILE FLOORING AND WAINSCOT
CUSTOM CABINETS
STONE COUNTERTOP
MIRROR AND LIGHTING
SINKS AND FAUCETS
GLASS SHOWER DOORS
BATHTUBS
COMMODOES

GENERAL INTERIOR:

DOUBLE SIDED FIREPLACE IN LIVING ROOM/DINING ROOM
2 AIR CONDITIONING UNITS
RECESSED LIGHTING THROUGHOUT
NEW PLUMBING AND ELECTRICAL THROUGHOUT
NEW INTERIOR DOORS THROUGHOUT
NEW MOLDINGS AND BASEBOARDS THROUGHOUT
2 STORY CIRCULAR STAIRCASE
SKYLIGHTS
DESIGNER LIGHT FIXTURES THROUGHOUT
CEILING FANS THROUGHOUT
SURROUND SOUND AND SEPARATE DRESSING AREA IN MAIN BEDROOM

IT IS NOTED THAT THERE IS A DISCREPANCY BETWEEN CRMLS FIGURE OF 4056 LIVING SQ. FT. AND THE SUBJECT'S MEASURED GLA OF 3574 SQ. FT. PUBLIC RECORDS INDICATES 3553 LIVING SQ. FT. THE REASON FOR THE DIFFERENCE BETWEEN THE MEASURED SQ. FT/PUBLIC RECORDS AND THE CRMLS FIGURE IS NOT CLEAR; THE SUBJECT WAS CAREFULLY MEASURED(TWICE) AND THE SQ. FT. FIGURE IS CONSIDERED RELIABLE. ALL PORTIONS OF THE DWELLING ARE CONFORMING AND THE FLOOR PLAN IS FUNCTIONAL.

THIS APPRAISAL REPORT IS NOT A HOME INSPECTION REPORT, NOR WAS IT CONDUCTED BY A LICENSED OR QUALIFIED HOME OR BUILDING INSPECTOR, AND MAY NOT BE RELIED UPON BY THE CLIENT NOR THE CLIENTS ASSIGNS (EITHER BY PERMISSION OR WITHOUT CONSENT) FOR FULL DISCLOSURE OF PHYSICAL OR SITE CONDITIONS THAT MAY BE DEFECTIVE, NOR RELIED UPON FOR ANY OTHER USE, OTHER THAN THE DECLARED INTENDED USE OF THIS APPRAISAL REPORT. ACCORDINGLY, BECAUSE THE APPRAISER IS NOT A QUALIFIED AND PROFESSIONAL CONTRACTOR AND/OR BUILDER, OR BUILDING INSPECTOR, THE APPRAISER IS NOT RESPONSIBLE FOR MATTERS OF A LEGAL NATURE THAT MAY AFFECT THE PROPERTY IN REGARDS TO ITS STRUCTURAL INTEGRITY OR THAT WHICH IS NON-CODE CONFORMING IN MATTERS OF ELECTRICAL, PLUMBING,

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AND/OR ARCHITECTURALLY. THIS INCLUDES MATTERS OF BREAKABLE GLASS (SHOWER DOORS, ETC.) THE FUNCTIONALITY OF SMOKE AND CARBON MONOXIDE DETECTORS, INADEQUATE STRAPPING OF WATER HEATERS, WIRING AMPERAGE, PIPING MATERIALS, ROOFING PROCEDURES, INSULATION REQUIREMENTS, HEATING AND COOLING, FRAMING, VENTILATION, DUCT WORK AND FIRE SAFETY OR ANY OTHER FACTOR THAT COULD RESULT IN PERSONAL INJURY. THEREFORE, THE APPRAISER, WHILE ATTEMPTING TO IDENTIFY ANY READILY OBSERVABLE CONDITIONS, IS NOT RESPONSIBLE OR LIABLE FOR ANY CONDITIONS THAT ARE HIDDEN, UNOBSERVABLE, OR BEYOND THE SCOPE OF THE APPRAISER'S EXPERTISE OR RESPONSIBILITY TO DETERMINE; AND THAT MAY IMPAIR THE VALUE OF THE SUBJECT PROPERTY; AND/OR WOULD POSE LIABILITY IN A PERSONAL INJURY LAWSUIT. ACCORDINGLY, IF THE CLIENT HAS ANY CONCERNS ALONG THESE LINES, IT IS THE APPRAISER'S RECOMMENDATION THAT CLIENT HIRE A PROFESSIONAL OR QUALIFIED BUILDING INSPECTOR AND/OR CONTRACTOR TO INSPECT THE SUBJECT PROPERTY.

WITH CONSIDERATION TO THE FOREGOING COMMENTS, UNLESS OTHERWISE STATED IN THE GENERAL COMMENT ADDENDUM, THE APPRAISER HAS NO SPECIFIC KNOWLEDGE OF HIDDEN OR UNAPPARENT CONDITIONS RELATING TO THE PROPERTY'S STRUCTURE THAT WOULD MAKE THE PROPERTY A POTENTIAL HEALTH HAZARD, THOUGH THE APPRAISER NOTES THAT PAINT CONTAINING LEAD HAS BEEN, AND STILL IS, AVAILABLE TO CONSUMERS, EVEN THOUGH SINCE 1978 GOVERNMENT LEGISLATION HAS PROHIBITED THE USE OF PAINTS CONTAINING LEAD ON RESIDENTIAL STRUCTURES. HOWEVER, THE APPRAISER CANNOT DETERMINE IF ANY OR ALL OF THE SUBJECT'S IMPROVEMENTS ARE, OR HAVE BEEN, FINISHED WITH ANY PAINT CONTAINING LEAD AND THE APPRAISER IS NOT AWARE OF THE EXISTENCE OF LEAD IN ANY OF THE PAINTS THAT WERE USED TO FINISH ANY OR ALL OF THE IMPROVEMENTS ON THE SUBJECT'S SITE. FURTHERMORE, THE APPRAISER IS NOT RESPONSIBLE FOR ANY SUCH CONDITIONS THAT MAY EXIST, NOR FOR ANY LAWS THAT MAY HAVE BEEN VIOLATED IN THE REFINISHING OF THE SUBJECT PROPERTY POST-1978, OR FOR ANY TESTING THAT MIGHT BE REQUIRED TO DISCOVER WHETHER SUCH FACTORS PRESENTLY EXIST. SUBSEQUENTLY, UNLESS OTHERWISE STATED IN THE GENERAL COMMENT ADDENDUM, THE APPRAISER HAS MADE THE "EXTRAORDINARY ASSUMPTION" THAT THERE ARE NO HIDDEN OR UNAPPARENT CONDITIONS OF THE PROPERTY SITE, THE SUBSOIL, OR THE STRUCTURES THAT WOULD MAKE THE PROPERTY MORE OR LESS VALUABLE. FURTHERMORE, UNLESS OTHERWISE STATED IN THIS REPORT, THE EXISTENCE OF ANY OTHER HAZARDOUS OR TOXIC SUBSTANCES, WHICH MAY BE PRESENT ON THE SUBJECT PROPERTY, WERE NOT VISUALLY OBVIOUS TO THE APPRAISER. HOWEVER, THE APPRAISER IS NOT TRAINED TO DETECT ALL FORMS OF HAZARDOUS OR TOXIC SUBSTANCES UNDER ALL CIRCUMSTANCES. AT THE TIME OF INSPECTION, THERE WERE NO OBVIOUS KNOWN ENVIRONMENTAL PROBLEMS IN THE AREA OBSERVED BY THE APPRAISER; HOWEVER, AS INDICATED ABOVE, THE APPRAISER IS NOT QUALIFIED TO IDENTIFY ALL FORMS OF DETRIMENTAL ENVIRONMENTAL FACTORS THAT COULD BE PRESENT ON THE GROUNDS, IN THE STRUCTURE OR ADJACENT TO THE SUBJECT PROPERTY. TO THE BEST OF THE APPRAISER'S KNOWLEDGE, NO TESTS WERE CONDUCTED ON THE SUBJECT PROPERTY OR ON THE ADJACENT PROPERTIES TO CONFIRM ANY VISUAL OBSERVATIONS INDICATED IN THIS REPORT. WHILE THE PRESENCE OF CERTAIN SUBSTANCES MAY AFFECT THE VALUE OF THE PROPERTY, THE VALUE ESTIMATE IS PREDICATED ON THE EXTRAORDINARY ASSUMPTION THAT THERE ARE NO SUCH ADVERSE SUBSTANCES ON, OR IN, THE PROPERTY THAT WOULD CAUSE A LOSS IN VALUE. IT IS RECOMMENDED, TO THE CLIENT, THAT IF ANY COMPLICATIONS, ARISING FROM AN ENVIRONMENTAL ORIGIN ARE SUSPECTED, THAT AN INVESTIGATION, BY A QUALIFIED PROFESSIONAL BE REQUESTED. THE APPRAISER IS NOT RESPONSIBLE FOR ANY SUCH CONDITIONS THAT DO EXIST OR FOR ANY ENGINEERING THAT MIGHT BE REQUIRED TO DISCOVER WHETHER SUCH FACTORS EXIST. IN THE EVENT OF ANY DISCOVERY, OF AN ENVIRONMENTAL NATURE, THAT POSES ANY ADVERSE EFFECT UPON VALUE OR MARKETABILITY, THE APPRAISER RESERVES THE RIGHT TO CHANGE ANY CONCLUSIONS IN THIS REPORT. ALSO, IT SHOULD BE NOTED THAT THE UNIFORM BUILDING CODE, OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, GOVERNING "ALL CONCRETE SURFACES" IS VERY GENERAL AND VAGUE, READING THAT THEY MUST BE "FREE FROM HAZARD TO FOOT TRAFFIC". SINCE THIS SAFETY CODE IS SUBJECT TO INTERPRETATION ONLY IN A COURT OF LAW, IT IS BEYOND THE APPRAISER'S ABILITIES TO DETERMINE ALL SUCH SITE HAZARDS AS MAY BE CONSTITUTED BY THIS CODE. THEREFORE, THE APPRAISER, WHILE ATTEMPTING TO IDENTIFY ANY AND ALL SUCH "HAZARDS TO FOOT TRAFFIC" IN THIS REPORT, IS NOT RESPONSIBLE FOR ANY SUCH CONDITIONS THAT MAY HOLD THE PROPERTY OWNER LIABLE IN PERSONAL INJURY LITIGATION DUE TO SAID HAZARDS. (PER USPAP - DEFINITIONS, AN EXTRAORDINARY ASSUMPTION IS "AN ASSIGNMENT-SPECIFIC ASSUMPTION AS OF THE EFFECTIVE DATE REGARDING UNCERTAIN INFORMATION USED IN AN ANALYSIS WHICH, IF FOUND TO BE FALSE, COULD ALTER THE APPRAISER'S OPINIONS OR CONCLUSIONS". THERE IS ALSO AN ACCOMPANYING COMMENT WHICH STATES: "UNCERTAIN INFORMATION MIGHT INCLUDE PHYSICAL, LEGAL, OR ECONOMIC CHARACTERISTICS OF THE SUBJECT PROPERTY; OR CONDITIONS EXTERNAL TO THE PROPERTY, SUCH AS MARKET CONDITIONS OR TRENDS; OR THE INTEGRITY OF DATA USED IN AN ANALYSIS.")

Reasons for non-development of a value approach

THE INCOME APPROACH IS EXCLUDED DUE TO A TYPICAL PURCHASER OF THE SUBJECT PROPERTY WOULD NOT CONSIDER THE INCOME POTENTIAL OF THE SUBJECT PROPERTY AND MOST HOMES ARE NOT PURCHASED FOR ANTICIPATED INCOME STREAM.

Comments on Sales Comparison

THE APPRAISER USED THE UNIFORM APPRAISAL DEFINITIONS AS A GUIDELINE FOR RATING THE CONDITION AND QUALITY OF CONSTRUCTION FOR THE SUBJECT PROPERTY AND SALES COMPARABLES. (SEE ADDENDUM) THESE DEFINITIONS AND CODES ARE IN THE ADDENDUM IN OF THE APPRAISAL. THE LETTER AND NUMBER COMBINATION FOR THE QUALITY OF CONSTRUCTION AND CONDITION IS THE CODE FROM UNIFORM APPRAISAL DEFINITION DEFINING THE RATING FOR THAT CLASSIFICATION ON THE MARKET GRID. THIS IS FOLLOWED IN THE LINE WITH THE MEANING OF THE CODE. EXAMPLE C3 IN THE CONDITION LINE MEANS GOOD (FOR GOOD CONDITION)

THE APPRAISER'S COMPARABLE SEARCH PARAMETERS BEGAN WITH A LOCAL MLS SEARCH FOR SFRS THAT SOLD BETWEEN THE LAST 2 MONTHS AND LOCATED WITHIN A 1/2 MILE FROM THE SUBJECT PROPERTY BUILT

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BETWEEN 1910 AND THE PRESENT AND CONTAINING 2500 TO 4500 SQ. FT. OF LIVING AREA. THE APPRAISER EXPANDED THE SEARCH AREA TO 2 MILES AND 18 MONTHS FROM THE DATE OF INSPECTION TO BRACKET AS MANY FEATURES OF THE SUBJECT PROPERTY AS POSSIBLE.

THE RESULT OF THE SEARCH WERE 24 CLOSED SALES,1 PENDING SALE AND 4 ACTIVE LISTINGS

A "0" ON THE MARKET GRID INDICATES THAT THERE IS A DIFFERENCE ON THE MARKET GRID, BUT MARKET DATA INDICATES THAT NO ADJUSTMENT IS WARRANTED.

PER INDUSTRY STANDARDS; VIEW RATINGS ARE ONLY CONSIDERED TO BE OF VALUE WHEN THEY ARE FROM A MAIN INTERIOR LIVING AREA (LIVING ROOM, FAMILY ROOM, ETC.) IT IS TYPICAL IN THIS MARKETPLACE FOR REAL ESTATES BROKERS TO INDICATE A VIEW FROM A ROOF TOP DECK, BALCONY, BEDROOM, BACKYARD AND OTHER NON-MAIN LIVING AREAS IN THEIR MLS DESCRIPTIONS. THE APPRAISER'S DETERMINATION OF ANY VIEW RATING OF VALUE ARE FROM THE MAIN INTERIOR LIVING AREAS OF THE SUBJECT AS WELL AS THE COMPARABLE SALES AND LISTINGS. THE DETERMINATION IS BASED AND CONFIRMED WITH INTERIOR MLS PHOTOGRAPHS, BROKER DESCRIPTION, APPRAISER'S EXPERIENCE AND DRIVE BY INSPECTION OF THE COMPARABLES.

DUE TO THE COMPLEX AREA THE SUBJECT PROPERTY IS LOCATED IN BASED ON: DIFFERENCES IN LIVING SQ. FT, AMENITIES, LOT SIZES, VIEWS AND CONDITION OF THE PROPERTIES THE APPRAISER COULD NOT LOCATE 3 COMPARABLES THAT ARE SIMILAR IN ALL THE FEATURES OF THE SUBJECT PROPERTY. THE APPRAISER STRIVED TO LOCATE COMPARABLES THAT COULD BE BRACKETED WITH THE FEATURES OF THE SUBJECT PROPERTY FROM A TYPICAL PURCHASER STANDPOINT FOR THE SUBJECT PROPERTY

ALL COMPARABLES USED IN THIS APPRAISAL ARE SIMILAR AND COMPETITIVE TO THE SUBJECT PROPERTY BASED ON SIMILAR APPEAL, DESIGN, QUALITY OF CONSTRUCTION, COMMUNITY SERVICES AND REAL ESTATE VALUES.

THE DIFFERENCE IN ADJUSTMENTS FOR SIMILAR FEATURES OF THE COMPARABLES (VIEWS,CONDITION AND LOCATION) IS DUE TO THE ADJUSTMENTS ARE MADE BY A % AMOUNT OF THE SALE'S PRICE OR LISTING PRICE. IT IS COMMON AND APPROPRIATE FOR PERCENTAGE ADJUSTMENTS RATHER THAN LUMP SUM ADJUSTMENT TO BE USED FOR THESE SUBJECTIVE FEATURES.

THE APPRAISER DID NOT MAKE ANY BEDROOM/ROOM ADJUSTMENTS DUE TO A TYPICAL PURCHASER IN THE AREA WOULD PLACE MOST EMPHASIS ON LIVING SQ. FT. IN THEIR BUYING DECISION.

MOST WEIGHT IS GIVEN TO COMPARABLE 1 DUE TO MOST SIMILAR LOCATION AND TO COMPARABLE 2 DUE TO SIMILAR QUALITY OF CONSTRUCTION, CONDITION AND VIEW.

THE APPRAISER ADJUSTED \$150 PER LIVING SQ. FT., \$25,000 FOR A FULL BATHROOM, SOLAR PANEL SYSTEM AND ELEVATOR \$50,000 FOR A ROOF TOP DECK, BONUS ROOM AND GARAGE SPACE, \$100,0000 FOR A POOL/SPA, \$15,000 PER 1/2 BATHROOM AND \$25,00 PER SQ. FT. OF LOT AREA (FOR OVER 1000 SQ. FT. DIFFERENCE)

THIS APPRAISER COULD NOT DETERMINE A QUANTIFIABLE MARKET ADJUSTMENT ASSOCIATED WITH ONE ARCHITECTURAL STYLE OVER ANOTHER, NOR ONE PARTICULAR ARCHITECT ABOVE ANOTHER. NO ADJUSTMENT APPEARS WARRANTED.

THE ADJUSTED CLOSED SALES RANGE OF THE COMPARABLES IS \$3,061,000 TO 3,314,000 AND ARE WITHIN A LESS THAN 7.7% ADJUSTED RANGE SUPPORTING THE APPRAISED VALUE.

THE ESTIMATED MARKET VALUE OF IS BRACKETED BY BOTH ADJUSTED AND UNADJUSTED COMPARABLE SALES PRICES. THE VALUE IS CONSIDERED REASONABLE AND ADEQUATELY SUPPORTED BY THE MARKET DATA PRESENTED IN THE REPORT.

CRMLS INFORMATION WAS CONSIDERED MORE ACCURATE THAN THE ASSESSOR'S INFORMATION REGARDING BEDROOM AND BATHROOM COUNT AS IT IS USUALLY VERIFIED BY AN AGENT DIRECTLY OR INDIRECTLY INVOLVED IN THE TRANSACTION. ALSO, ITEMS SUCH AS PORCHES, AIR CONDITIONING, FIREPLACES, AND CONDITION INFORMATION ARE GENERALLY TAKEN FROM MLS DATA. DOCUMENT NUMBERS, LIVING AREA, LOT SIZE, AND FINANCING INFORMATION ARE TYPICALLY TAKEN FROM NDC OR REALQUEST.

THE APPRAISER SEARCHED THE CITY OF REDONDO BEACH THE LAST 3 YEARS TO LOCATE A SALE THAT IS SIMILAR IN LOCATION AS THE SUBJECT PROPERTY AND NONE WERE LOCATED. THE APPRAISER LOCATED COMPARABLE 1 AND IS IN THE MOST SIMILAR LOCATION AVAILABLE FOR A MARKET ANALYSIS OF THE SUBJECT PROPERTY

COMPARABLE 1

CONSIDERED TO BE IN A SIMILAR LOCATION AS THE SUBJECT PROPERTY (LOCATED ON A 2 LANE FEEDER STREET, IN PROXIMITY TO COMMERCIAL WITH A 4 LANE HEAVY TRAFFIC STREET BEYOND AT A INTERSECTION, FRONTS A HOUSE OF WORSHIP WITH PARKING CONGESTION FOR THE HOUSE OF WORSHIP AND FOR BEACH ACCESS/COMMERCIAL IN THE AREA. COMPARABLE HAS BEEN COMPLETELY UPDATED SIMILAR TO THE SUBJECT PROPERTY, BUT WITH INFERIOR QUALITY OF MATERIALS PER CRMLS PHOTOGRAPHS (+3% ADJUSTMENT) BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLES 2,4,5 AND 8. COMPARABLE HAS A BONUS ROOM (OFFSETTING ADJUSTMENT TO THE SUBJECT'S ROOF TOP DECK) COMPARABLE IS WITHOUT A VIEW (+5% ADJUSTMENT) THE ADJUSTMENTS ARE BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLES 4 AND 8. THE COMPARABLE IS INFERIOR BY MORE THAN 15% IN LIVING SQ. FT. A DATED SALE AND THE ADJUSTMENTS EXCEED 15% NET ADJUSTMENTS, BUT THE COMPARABLE WAS USED DUE TO MOST SIMILAR LOCATION AND SIMILAR CONDITION. THE SPA AND SAUNA FOR THE COMPARABLE ARE CONSIDERED PERSONAL PROPERTY

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WITH NO VALUE GIVEN. THE SPECIAL PROPERTY TAX REDUCTION FOR THE COMPARABLE APPEARS TO HAVE NO EFFECT ON THE MARKET VALUE

LISTING AGENT STATES FOR COMPARABLE 1

Rare Mills Act home provides a PROPERTY TAX REDUCTION that will transfer to the new owners of this beautifully remodeled yet carefully preserved Colonial Revival historical home. Current owner paying taxes on only 35% of assessed value. Full remodel in 2018 included new copper plumbing with water softener and tankless water heater, new electrical with sub panels added in laundry and garage, new dual zone HVAC, built in speakers, kitchen, baths and flooring. New lpe wood deck and exterior paint done in 2021. New foundation 2002, chimney 2015, roof 2017, sewer line to main in street 2019 and paid for solar panels 2017. After entering the formal foyer, you are invited into a spacious south facing great room flooded with light offering ample room for your family or entertaining guests. The kitchen boasts elegance with imported Italian tile and a focal point centering on the timeless blue Hallman range. The hutch is original to the home and was lovingly retained and updated with LED lighting. A bedroom with en suite bath on the first floor makes for a perfect guest room and/or office. Upstairs in the primary suite you'll find a sunlit custom walk in closet, built in linen shelving, separate soaking tub with walk in shower and dual vanities. The grand upstairs hallway leads to the 3rd full bath, laundry room, and 3 additional bedrooms with the 3rd currently being used as a playroom. The attic is easily accessed from the hallway and offers abundant storage. Head outside for the perfect Southern California oasis complete with a sauna, hot tub, cold plunge and outdoor shower. The newly built lpe wood deck offers a covered space for the outdoor living room with a fireplace and tv adjacent from the dining area and grill. Don't miss picking fresh lemons on your way to an additional 253 sqft of bonus space (not included in total sqft) perfect for an additional office and/or gym. Just west of PCH, this home is a short walk or bike ride away from the beach, Redondo Pier and King Harbor as well as walking distance from the top rated Parras Middle and Redondo Union High Schools. BeachLife Festivals and Redondo Pier Summer concerts have never been easier to get to! Whether you are looking for the perfect family home, entertainment house or investment property, this well preserved historical home is a must see!

COMPARABLE 2

SUPERIOR LOCATION IN PROXIMITY TO A 4 LANE HEAVY TRAFFIC STREET, BUFFERED BY 1 SFR. (-2% ADJUSTMENT) THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLE 1. THE COMPARABLE HAS A SUPERIOR VIEW PER CRMLS PHOTOGRAPHS(-5% ADJUSTMENT) THE ADJUSTMENT IS BASED ON COMPARABLE 4 AND 8, SIMILAR QUALITY OF CONSTRUCTION AND CONDITION PER CRMLS PHOTOGRAPHS. COMPARABLE WAS USED DUE TO BEING A RECENT SALE, SIMILAR QUALITY OF CONSTRUCTION AND CONDITION.

LISTING AGENT STATES FOR COMPARABLE 2

Welcome to this stunning custom-built Spanish masterpiece, that boasts panoramic views stretching from the hills of Palos Verdes to Malibu. With great curb appeal and a beautifully landscaped front, this architectural gem spans 3,815 square feet, offering ample space for luxurious living. Upon entering through impressive double doors, you are welcomed into the upper level of this magnificent home. This level features an expansive formal living room with a cozy fireplace and patios, ideal for both relaxation and entertainment. The huge gourmet kitchen, anchored by a large center island, seamlessly flows into the family room and opens to the adjoining viewing balcony. A breakfast nook provides a charming spot for casual dining, while a formal dining room offers the perfect setting for hosting gatherings. The luxurious primary suite encompasses the mid-level, offering a spa-like ensuite bathroom, a sitting area, viewing balcony, and a separate bonus room that can serve as an office, nursery, or gym. The lower level presents three additional spacious bedrooms, each with access to the rear yard, and two bathrooms (one an ensuite). This level also features a cozy nook perfect for a kids' hangout, library, homework station, or video game area. The rear yard has a large patio and grassy area, ideal for outdoor activities. The home seamlessly combines elegance and modern comfort, with multiple patios and a rooftop viewing deck to fully appreciate the breathtaking vistas. Situated in South Redondo, with top-rated schools, this property is less than half a mile from local beaches and the bike path. It is conveniently close to quaint beach cities offering world-class dining, boutiques, and entertainment. Extensively remodeled and move-in ready, this property invites you to experience modern living in a coastal paradise.

COMPARABLE 3

SUPERIOR LOCATION (-8% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLE 1. WITHOUT A VIEW (+5% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLES 4 AND 8. INFERIOR QUALITY OF CONSTRUCTION AND CONDITION PER CRMLS PHOTOGRAPHS (+3% ADJUSTMENT EACH)THE ADJUSTMENTS ARE BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLES 2,4 AND 8. THE ADJUSTMENTS EXCEED 25% GROSS ADJUSTMENT, BUT THE COMPARABLE WAS USED DUE TO BRACKET THE LIVING SQ. FT. AND LOT SIZE OF THE SUBJECT PROPERTY.

LISTING AGENT STATES FOR COMPARABLE 3

introducing your ideal residence in the highly coveted city of Redondo Beach, California. Situated on a low-traffic street in a desirable neighborhood, this spacious residence offers the perfect blend of elegance, comfort, and outdoor oasis living. With its 5 bedrooms, plus an office, this home provides for ample living space. The courtyard entry adds a touch of elegance to the property, creating a welcoming & tranquil atmosphere; setting the stage for a peaceful retreat. As you step inside, you'll be greeted by a traditional floor plan that exudes warmth and sophistication. The remodeled kitchen, with its beautiful center island and abundance of counter and storage space, is equipped with top-of-the-line appliances, setting the stage for culinary delights and gatherings. Whether you're hosting intimate dinners or entertaining friends & family, the open concept design allows for seamless flow between the kitchen, dining area, & living room. The backyard is an entertainer's paradise. The built-in kitchen and bar make outdoor dining a breeze, while the firepit and built-in seating create a cozy ambiance. The highlight of the backyard is the inviting built-in swimming pool, complete with a rock slide, fire bowls, waterfall, grotto, and a built-in spa. Enjoy a refreshing swim while taking in the mesmerizing sight of the fire bowls reflecting on the water. For entertainment enthusiasts, the outdoor space hosts two TVs, perfect for watching your favorite sporting events or TV shows. Additionally, the outdoor shower adds convenience for rinsing off after a dip in the pool or a day at the beach This home also boasts 3.75 bathrooms, ensuring convenience for all occupants. Each bedroom has easy access to a bathroom, providing

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comfort and privacy. The primary suite is a true sanctuary featuring a see-through fireplace that creates a cozy ambiance, perfect for relaxing evenings. The sitting area provides a private space to unwind, read a book or enjoy your morning coffee. The ensuite bathroom is a spa-like retreat, complete with a separate spa tub for indulgent soaks, double sinks, a separate vanity, and a linen closet which adds an extra touch of organization to the space. In addition to its stunning features, this home's location is truly unbeatable. Just a short distance to highly sought after Redondo Beach schools and the Beach, with easy access to the coastal lifestyle and breathtaking sunsets. COMPARABLE 4 SUPERIOR LOCATION (-10% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLE 1. SIMILAR QUALITY OF CONSTRUCTION AND CONDITION PER CRMLS PHOTOGRAPHS. LOCATED OVER A MILE AWAY, BUT IS CONSIDERED TO BE IN THE SUBJECT PROPERTY'S NEIGHBORHOOD. LISTING AGENT STATES: Fabulous custom 4 bed split level in prime South Redondo on the Avenues. Owner did a major remodel in 2018-2019 that resulted in a magnificent high end transormation. Stunning kitchen with high end appliances, massive island with loads of storage and counter space everywhere.Walk-in pantry, wine refrigerator and built-in Wolf coffee maker. As you enter the home through privacy gates, there is a courtyard leading to 28 foot ceilings that leads to living room with 16 foot ceilings. Up the short stairs to elevated dining room leading to incredible family room and adjacent gourmet kitchen. There is a huge 500 sqft deck patio off the family room that is perfect for outdoor dining and enjoying the seamless transition from indoor to outdoor living. The 3 secondary bedrooms and laundry room are all nestled downstairs along with an additional flex room and access to another 500 ft patio that leads to low maintenance backyard. The primary suite is located on the upper level and offers privacy, seclusion, and another deck with ocean views. COMPARABLE 5 SUPERIOR LOCATION (-10% ADJUSTMENT)THE ADJUSTMENTS IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLE 1. SIMILAR QUALITY OF CONSTRUCTION PER CRMLS PHOTOGRAPHS, BRAND NEW CONSTRUCTION SUPERIOR IN CONDITION (-3% ADJUSTMENT) THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLES 1,2,4,6 AND 8. LISTING AGENT STATES FOR COMPARABLE 5 Fabulous custom 4 bed split level in prime South Redondo on the Avenues. Owner did a major remodel in 2018-2019 that resulted in a magnificent high end transormation. Stunning kitchen with high end appliances, massive island with loads of storage and counter space everywhere.Walk-in pantry, wine refrigerator and built-in Wolf coffee maker. As you enter the home through privacy gates, there is a courtyard leading to 28 foot ceilings that leads to living room with 16 foot ceilings. Up the short stairs to elevated dining room leading to incredible family room and adjacent gourmet kitchen. There is a huge 500 sqft deck patio off the family room that is perfect for outdoor dining and enjoying the seamless transition from indoor to outdoor living. The 3 secondary bedrooms and laundry room are all nestled downstairs along with an additional flex room and access to another 500 ft patio that leads to low maintenance backyard. The primary suite is located on the upper level and offers privacy, seclusion, and another deck with ocean views. COMPARABLE 6 SUPERIOR LOCATION (-10% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLE 1. WITHOUT A VIEW (+5% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLES 4 AND 8. LOCATED OVER A MILE AWAY, BUT IS CONSIDERED TO BE IN THE SUBJECT PROPERTY'S NEIGHBORHOOD. LISTING AGENT STATES Welcome to your dream home in the heart of Redondo Beach! This completely remodeled property offers luxury living at its finest, featuring a sparkling pool, modern amenities and elegant architectural details throughout. Step inside and be greeted by gorgeous wide-plank floors and sky-high ceilings that create a sense of grandeur. Expansive arched windows flood the living spaces with natural light, highlighting the exquisite craftsmanship of this home. The formal living room boasts a stone-clad fireplace, perfect for cozy evenings, while the adjacent office features a double-door glass entry and a private exterior door for added convenience. The formal dining room is a masterpiece of elegance, with detailed ceiling accents ideal for hosting memorable gatherings. The chef's kitchen is a showstopper, featuring a stone waterfall island with extra seating for casual meals, sleek white cabinetry, and modern appliances. A breakfast nook by the windows provides tranquil views of the spacious rear yard and flows seamlessly into the family room, which includes its own fireplace and sliding doors to the outdoor oasis. The backyard is an entertainer's paradise, complete with a seating area under a pergola, built-in gas firepit, a sparkling pool and spa, a step-down BBQ area and a second covered area perfect for poolside lounging. Upstairs, the luxurious primary suite is a private retreat, featuring a fireplace, a balcony, and a walk-in closet with custom organization. The spa-like primary bathroom includes a freestanding soaking tub, a double sink vanity and a spacious shower with sleek textured tile. A bright hallway leads to three additional bedrooms, each with vaulted ceilings, custom windows and recessed lighting. Two beautifully remodeled bathrooms and a large laundry room complete the upper level. This home also includes a two-car attached garage, cul-de-sac street, and a prime location just minutes from the shops and restaurants of Riviera Village and the sandy beaches of Redondo Beach. COMPARABLE 7 SUPERIOR LOCATION (-10% ADJUSTMENT)THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLE 1. WITH A SUPERIOR VIEW PER CRMLS PHOTOGRAPHS (-5% ADJUSTMENT)THE ADJUSTMENTS IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLES 4 AND 8. INFERIOR QUALITY OF CONSTRUCTION AND CONDITION PER CRMLS PHOTOGRAPHS(+3% ADJUSTMENT EACH)THE ADJUSTMENTS ARE BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLES 1,2 AND 8. SUPERIOR AMENITIES, THE ADJUSTMENTS EXCEED 25% GROSS ADJUSTMENTS AND IS A DATED SALE, BUT THE COMPARABLE WAS USED DUE TO BEING A SALE IN	

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THE NEIGHBORHOOD.

LISTING AGENT STATES FOR COMPARABLE 7

Welcome to 808 N Maria Avenue – an absolute stunner! Prepare to be wowed as you enter this luxurious, resort-style home located on one of the most desired streets in South Redondo Beach. Not only is this 4-bedroom, 4-bathroom, 3434 sq ft home exquisite inside, its ocean views are second to none. Facing west, it offers spectacular sunset vistas from Palos Verdes to Malibu, best enjoyed from the great room, balcony, and rooftop deck. An indoor/outdoor audio system creates the perfect ambience for a sunset happy hour or morning cup of coffee. The large 6636 sq ft lot offers lush landscaping and a true backyard oasis with a heated pool, spa, and built-in kitchen. Inside, cathedral ceilings and a spiral staircase welcome you. The main level contains 3 bedrooms, 2 bathrooms, a laundry room, and a bonus room leading to the backyard. The second level features a large great room with a gas fireplace, powder room, kitchen with stainless steel appliances and a granite island, and a separate dining area. The primary bedroom overlooks the pool and leads to a large en-suite bathroom with two vanities, a steam shower, and a walk-in closet. Additional features include an attached oversized 4-car garage with a temperature-controlled wine cellar, surf racks, and extra storage. The entire home is wired for security and internet. The beach, schools, and downtown Redondo & Hermosa Beach amenities are conveniently nearby. This one is not to be missed!

COMPARABLE 8

SUPERIOR LOCATION (-10% ADJUSTMENT)THE ADJUSTMENTS IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLE 1. SIMILAR VIEW, CONDITION AND QUALITY OF CONSTRUCTION PER CRMLS PHOTOGRAPHS.

LISTING AGENT STATES:

Custom built for the current owners; this modern coastal Mediterranean villa is located on the coveted “Avenues” in South Redondo Beach. Nestled in a serene coastal enclave, this exquisite property offers a blend of luxury and functionality. Thoughtful details in this home include European White Oak hardwood floors, Anderson Eagle interior wood windows and doors, and a rooftop deck boasting panoramic ocean views from Palos Verdes to Malibu. The family and dining room have abundant natural light streaming through French doors and sliders, while a fireplace adds warmth and charm. The gourmet kitchen is equipped with Thermador appliances, a wet bar with a KitchenAid ice machine, and a Perlick wine refrigerator. Granite countertops, custom Brookhaven cabinetry, and a large kitchen island create an inviting space for culinary endeavors. A guest bedroom on the first floor and two secondary bedrooms on the second floor offer comfortable accommodations for family and visitors alike. The primary suite has a custom-built walk-in closet and French doors leading to a balcony revealing breathtaking ocean views. A cozy fireplace anchors this private retreat. The primary bath boasts dual vanities, a jetted spa tub, and a large walk-in shower featuring dual shower heads. Sophisticated terrazzo tile floors and a vanity counter with a seating area add an air of elegance. An adjacent office space provides a lovely setting for productivity, complemented by custom built-in shelves and a balcony overlooking the ocean. A second office/den offers more ocean views and a smaller space for working or hobbies. Entertain guests in style in the outdoor courtyard, complete with a wrought iron trellis intertwined with wisteria, perfect for al fresco dining. The backyard oasis features a built-in BBQ, gas firepit, covered seating area, and lush foliage. With meticulous attention to detail and a prime location just a short stroll from Hollywood Riviera, this property epitomizes coastal living at its finest. Don't miss the opportunity to make this luxurious retreat your own.

COMPARABLE 9

SUPERIOR LOCATION (-8% ADJUSTMENT)THE ADJUSTMENTS IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLE 1. SUPERIOR CONDITION (NEW CONSTRUCTION -3% ADJUSTMENT) SUPERIOR AMENITIES WITH A ELEVATOR AND ROOF TOP DECK. COMPARABLE IS WITHOUT A VIEW (+5% ADJUSTMENT) THE ADJUSTMENT IS BASED ON MATCHED PAIR'S ANALYSIS WITH COMPARABLES 4 AND 8. THE COMPARABLE HAS HAD 6 PRICE REDUCTIONS DURING MARKETING PERIOD. THE COMPARABLE WAS USED DUE TO THE LACK OF LISTINGS IN THE AREA

LISTING AGENT STATES

Where luxury meets the coastal lifestyle! This stunning new construction in the heart of Redondo Beach offers 3,580 sq. ft. of thoughtfully designed living space, just blocks from the ocean and within an award-winning school district. Step inside to discover a spacious, open floor plan adorned with real oakwood floors, soaring high ceilings, and recessed lighting, all blending modern sophistication with beachside elegance. A four-stop elevator adds effortless convenience, making this home as functional as it is beautiful. At the heart of the home, the gourmet kitchen is a culinary enthusiast's delight, featuring a premium appliance package, quartz countertops, and sleek cabinetry. Whether you are hosting guests or enjoying a quiet night in, this chef-inspired space is designed for both style and functionality. This home features four bedrooms, four bathrooms, and a loft, offering ample space for both comfort and flexibility. The layout is designed to accommodate various lifestyles, including the option to use part of the home as an ADU for guests or rental income. The private loft retreat is perfect for both relaxation and productivity, with a step-out balcony showcasing breathtaking ocean, mountain, and coastal views. Nestled near upscale shops, top-tier restaurants, shopping malls, and coastal attractions, this property is a rare opportunity to embrace the Southern California lifestyle at its finest. Don't miss your chance to call this beachside masterpiece home!

DECLAIRER OF DESCRIPTIONS OF THE CRMLS LISTINGS BY THE LISTING AGENT

THE FAIR HOUSING ACT, 42 U.S.C. 3601 ET SEQ., PROHIBITS DISCRIMINATION BY DIRECT PROVIDERS OF HOUSING, SUCH AS LANDLORDS AND REAL ESTATE COMPANIES AS WELL AS OTHER ENTITIES, SUCH AS MUNICIPALITIES, BANKS OR OTHER LENDING INSTITUTIONS AND HOMEOWNERS INSURANCE COMPANIES WHOSE DISCRIMINATORY PRACTICES MAKE HOUSING UNAVAILABLE TO PERSONS BECAUSE OF: RACE OR COLOR, RELIGION, SEX, NATIONAL ORIGIN, FAMILIAL STATUS, OR DISABILITY
HTTPS://WWW.JUSTICE.GOV/CRT/FAIR-HOUSING-ACT-1 BUT MAKES NO REFERENCE TO “SUBJECTIVE LANGUAGE”. IN FACT, CA REAL ESTATE LAW PERMITS REALTORS TO DESCRIBE PROPERTIES WITH SUBJECTIVE LANGUAGE THAT IS LEGALLY ALLOWED AND REFERRED TO AS "PUFFING": (I.E. “SUPERLATIVE STATEMENTS ABOUT A PROPERTY THAT SHOULDN'T BE CONSIDERED ASSERTIONS OF FACT”: CALIFORNIA REAL ESTATE LAW;

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8TH EDITION [2013]; GLOSSARY; [CF. PAGES 228].) WITH THIS IN MIND, IT IS THIS APPRAISER'S USPAP RESPONSIBILITY TO DETERMINE HOW MUCH OF A REALTOR'S COMMENTS ARE "PUFFING" OR ACTUAL "ASSERTIONS OF FACT"; AFTER WHICH, IT IS NECESSARY TO 'OBJECTIVELY' ADJUST FOR DIFFERENCES IN "MARKET REACTION" AND TO ALSO ANALYZE ALL MARKETING FACTORS THAT HAVE AN IMPACT UPON "MARKET REACTION". THIS INCLUDES THE MARKETING DYNAMICS OF 'HOW' A PROPERTY WAS MARKETED FOR SALE. THEREFORE, IT IS SOMETIMES THIS APPRAISER'S PRACTICE TO QUOTE THE MLS FOR THE SUBJECT PROPERTY (AND EVEN THE COMPARABLES) WHEN THAT INFORMATION IS AVAILABLE AND DEEMED RELEVANT. HOWEVER, IT SHOULD BE NOTED THAT REALTOR COMMENTS SHOULD NOT BE CONSTRUED AS THE OPINION OF THIS APPRAISER. ACCORDINGLY, EVALUATING ALL THESE FACTORS, INCLUDING BROKER COMMENTS, IS ESSENTIAL TO UNDERSTANDING "MARKET REACTION" AND "MARKET VALUE", THEREFORE, QUOTING MLS (OR ATTACHING LISTINGS AS EXHIBITS) IS CONSIDERED TO BE A VERY HELPFUL WAY TO "SUMMARIZE THE INFORMATION ANALYZED...AND THE REASONING THAT SUPPORTS THE ANALYSES, OPINIONS, AND CONCLUSIONS" [USPAP STANDARD RULE 2]. SUBSEQUENTLY, QUOTING 'SUBJECTIVE' BUT LEGALLY ALLOWED MLS COMMENTARY IS NOT DEEMED BY THIS APPRAISER TO BE A VIOLATION OF FAIR HOUSING REGULATIONS.

ADJUSTMENTS WERE BASED ON CONVERSATIONS WITH LOCAL REALTORS AND PAIRED ANALYSIS. DOLLAR ADJUSTMENTS FOR FEATURE DIFFERENCES WERE DERIVED FROM MARKET EXTRACTION AND APPEAR REASONABLE AS SUPPORTED BY THE TIGHT RANGE OF ADJUSTED VALUES OF COMPARABLE DATA.

THE DIFFERENCE IN ADJUSTMENTS FOR SIMILAR FEATURES OF THE COMPARABLES (CONDITION AND LOCATION) IS DUE TO THE ADJUSTMENTS ARE MADE BY A % AMOUNT OF THE SALE'S PRICE OR LISTING PRICE. IT IS COMMON AND APPROPRIATE FOR PERCENTAGE ADJUSTMENTS RATHER THAN LUMP SUM ADJUSTMENT TO BE USED FOR THESE SUBJECTIVE FEATURES.

ADJUSTMENTS FOR DIFFERENCES IN AGE WERE REFLECTED IN A COMBINED CONDITION ADJUSTMENT OR WERE CONSIDERED SIMILAR IN EFFECTIVE AGE DUE TO SIMILAR UPDATING REMODELING WITH NO ADJUSTMENT WARRANTED.

THE ESTIMATED MARKET VALUE AT 3,080,000 IS BRACKETED BY BOTH ADJUSTED AND UNADJUSTED COMPARABLE SALES PRICES. THIS VALUE IS CONSIDERED REASONABLE AND IS ADEQUATELY SUPPORTED BY THE MARKET DATA PRESENTED IN THIS REPORT.

THE SUBJECT PROPERTY WAS VALUED GREATER THAN THE CURRENT LIST PRICE DUE TO POSSIBLY THE SUBJECT PROPERTY HAS BEEN ON THE OPEN MARKET FOR SALE SLIGHTLY LESS THAN THE AVERAGE DAYS ON THE MARKET FOR SALES IN THE AREA (PRICE RANGE OVER \$2,500,000 AVERAGE DAYS ON MARKET IN THIS PRICE RANGE IS 30 DAYS FOR THE PAST 3 OUT OF 4 MONTHS, SEE ADDENDUM)

THE SUBJECT PROPERTY WAS VALUED GREATER THAN THE PREVIOUS SALE IN 2020 DUE TO THE OVERALL APPRECIATION OF REAL ESTATE VALUES IN THE AREA SINCE THE SALE.

THE SUBJECT PROPERTY WAS VALUED GREATER THAN THE PREDOMINATE VALUE IN THE NEIGHBORHOOD DUE TO HAVING GREATER LIVING SQ. FT. FOR THE AREA.

THE APPRAISER DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WOULD SALE AT THE EXACT AMOUNT OF THE APPRAISED VALUE DUE TO THE FAIR MARKET VALUE CAN DIFFER FROM APPRAISED VALUE.

"FAIR MARKET VALUE IS HOW MUCH YOUR HOME WOULD SELL FOR ON THE OPEN MARKET RIGHT NOW(OR THE EFFECTIVE DATE), WHILE THE APPRAISED VALUE IS YOUR HOME'S OBJECTIVE VALUE AS ASSESSED BY A CERTIFIED AND LICENSED HOME APPRAISER." (SEE ADDENDUM EXPLAINING DIFFERENCES)

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.

UAD DEFINITIONS

Client: LORRAINE CROMER

File No.: 300NPROSPECT

Property Address: 300 N. PROSPECT AVE

Case No.:

City: REDONDO BEACH

State: CA

Zip: 90277

Uniform Appraisal Dataset Definitions

LN#9782028352

File No. R23-003782

Abbreviations Used in Data Standardization Text

Abbrev.	Full Name	Appropriate Fields	Abbrev.	Full Name	Appropriate Fields
ac	Acres	Area, Site	in	Interior Only Stairs	Basement & Finished Rooms Below Grade
AdjPrk	Adjacent to Park	Location	Lndfl	Landfill	Location
AdjPwr	Adjacent to Power Lines	Location	LtdSght	Limited Sight	View
A	Adverse	Location & View	Listing	Listing	Sale or Financing Concessions
ArmLth	Arms Length Sale	Sale or Financing Concessions	MR	Mid-Rise Structure	Design(Style)
AT	Attached Structure	Design(Style)	Mtn	Mountain View	View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade	N	Neutral	Location & View
br	Bedroom	Basement & Finished Rooms Below Grade	NonArm	Non-Arms Length Sale	Sale or Financing Concessions
R	Beneficial	Location & View	op	Open	Garage/Carport
BsyRd	Busy Road	Location	o	Other	Basement & Finished Rooms Below Grade
cp	Carport	Garage/Carport	O	Other	Design(Style)
Cash	Cash	Sale or Financing Concessions	Prk	Park View	View
CtySky	City View Skyline View	View	Pstrl	Pastoral View	View
CtyStr	City Street View	View	PwrLn	Power Lines	View
Comm	Commercial Influence	Location	PubTm	Public Transportation	Location
c	Contracted Date	Date of Sale/Time	rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
Conv	Conventional	Sale or Financing Concessions	Relo	Relocation Sale	Sale or Financing Concessions
cv	Covered	Garage/Carport	REO	REO Sale	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concessions	Res	Residential	Location & View
DOM	Days On Market	Data Sources	RT	Row or Townhouse	Design(Style)
DT	Detached Structure	Design(Style)	RH	Rural Housing - USDA	Sale or Financing Concessions
dw	Driveway	Garage/Carport	SD	Semi-detached Structure	Design(Style)
Estate	Estate Sale	Sale or Financing Concessions	s	Settlement Date	Date of Sale/Time
e	Expiration Date	Date of Sale/Time	Short	Short Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions	sf	Square Feet	Area, Site, Basement
g	Garage	Garage/Carport	sqm	Square Meters	Area, Site, Basement
ga	Garage - Attached	Garage/Carport	Unk	Unknown	Date of Sale/Time
gbi	Garage - Built-in	Garage/Carport	VA	Veterans Administration	Sale or Financing Concessions
gd	Garage - Detached	Garage/Carport	wo	Walk Out Basement	Basement & Finished Rooms Below Grade
GR	Garden Structure	Design(Style)	wu	Walk Up Basement	Basement & Finished Rooms Below Grade
GlfCse	Golf Course	Location	WtrFr	Water Frontage	Location
Glfvw	Golf Course View	View	Wtr	Water View	View
HR	High Rise Structure	Design(Style)	w	Withdrawn Date	Date of Sale/Time
Ind	Industrial	Location & View	Woods	Woods View	View

Other Appraiser-Defined Abbreviations

[illegible]

SUBJECT PROPERTY PHOTO ADDENDUM

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: May 8, 2025
Appraised Value: \$ 3,090,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

SUBJECT PHOTOS

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



STREET ADDRESS



STREET SIGN



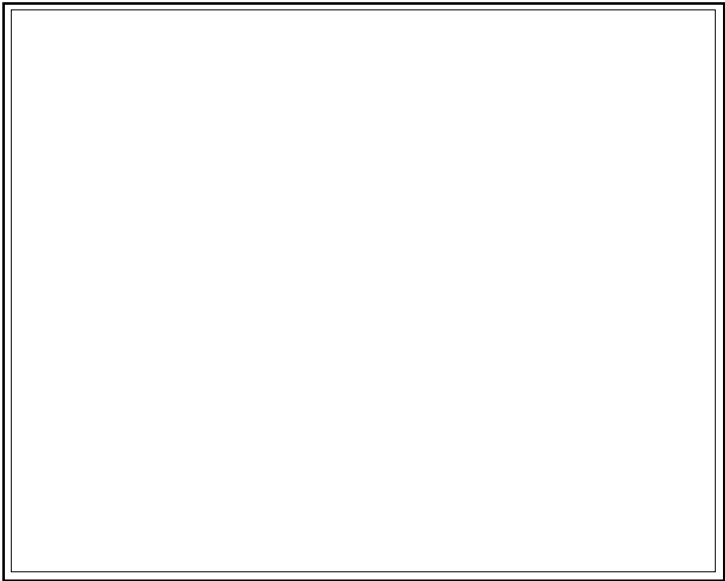
OPPOSITE STREET SCENE



DRIVEWAY WITH AUTOMATIC GATE



FRONTS TRAFFIC STREET WITH SCHOOL BEYOND



SUBJECT PHOTOS

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
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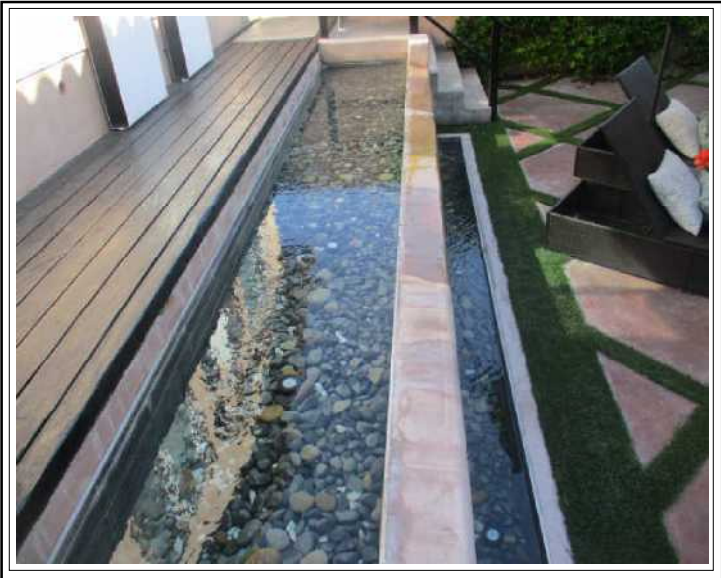
SOUTHSIDE OF SUBJECT PROPERTY



NORTHSIDE OF SUBJECT PROPERTY



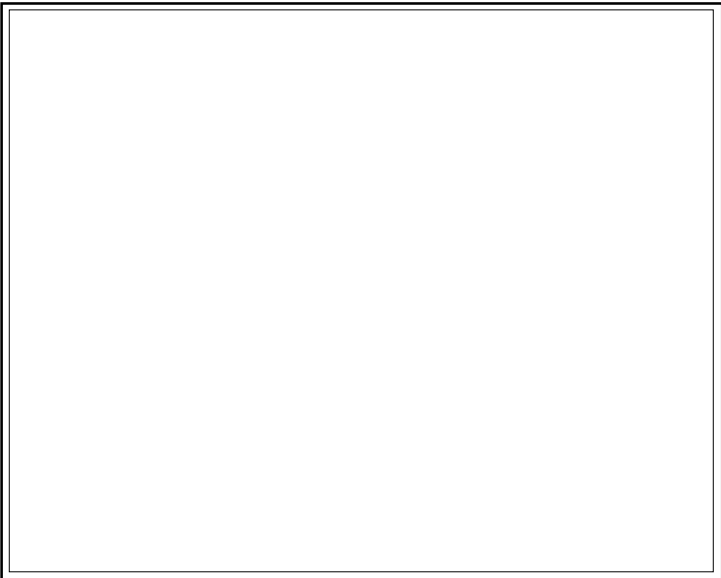
PATIO TO REAR



WATER FEATURE IN BACKYARD



ABOVE GROUND SPA
NO VALUE GIVEN CONSIDERED PERSONAL PROPERTY



SUBJECT PHOTOS

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



DETACHED GARAGE WITH SOLAR PANELS



SOLAR PANEL CONTROLS AND BATTERIES



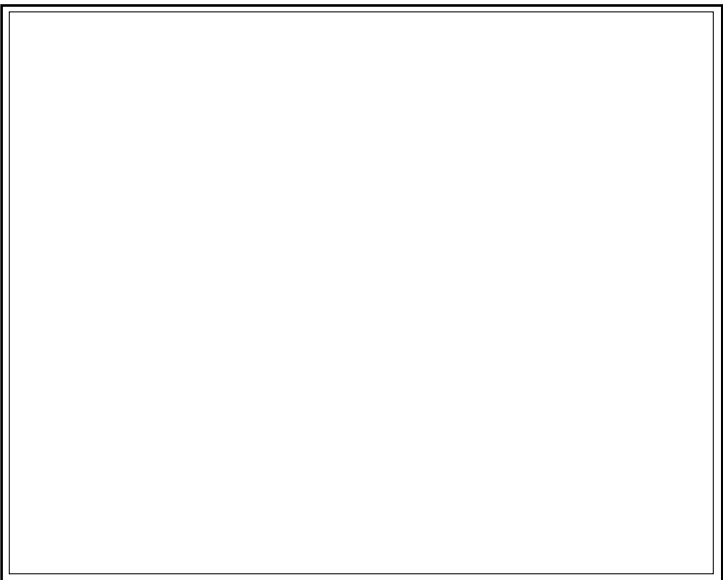
ARTIFICIAL GRASS PUTTING GREEN



TANKLESS WATER HEATER



2ND TANKLESS WATER HEATER



SUBJECT PHOTOS

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



OUTDOOR FIREPLACE



COVERED PATIO



OUTDOOR KITCHEN FOR COVERED PATIO



CAR CHARGER IN GARAGE



WORKSHOP AREA IN GARAGE



INTERIOR OF GARAGE

SUBJECT PHOTOS

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



LIVING ROOM



DOUBLE SIDED FIREPLACE IN LIVING ROOM/DINING ROOM



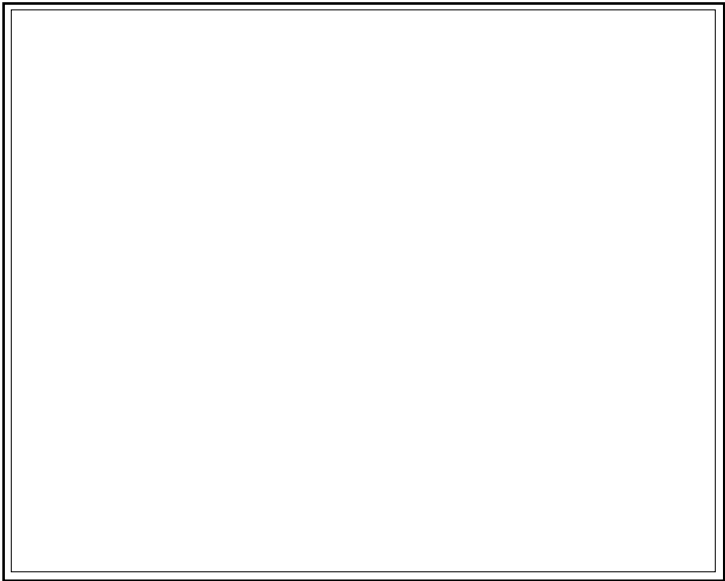
ENTRANCE



BREAKFAST AREA



BREAKFAST BAR
IN KITCHEN



SUBJECT PHOTOS

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



FIRST LEVEL



BUILT IN COFFEE MAKER
IN KITCHEN



KITCHEN



KITCHEN



KITCHEN



KITCHEN

SUBJECT PHOTOS

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



BUILT IN REFRIGERATOR AND FREEZER



GAS FUNCTIONING



WATER FUNCTIONING



LAUNDRY ROOM



BATHROOM#1



FAMILY ROOM

SUBJECT PHOTOS

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
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FAMILY ROOM
2ND VIEW



SMOKE/CARBON MONOXIDE DETECTOR
FAMILY ROOM



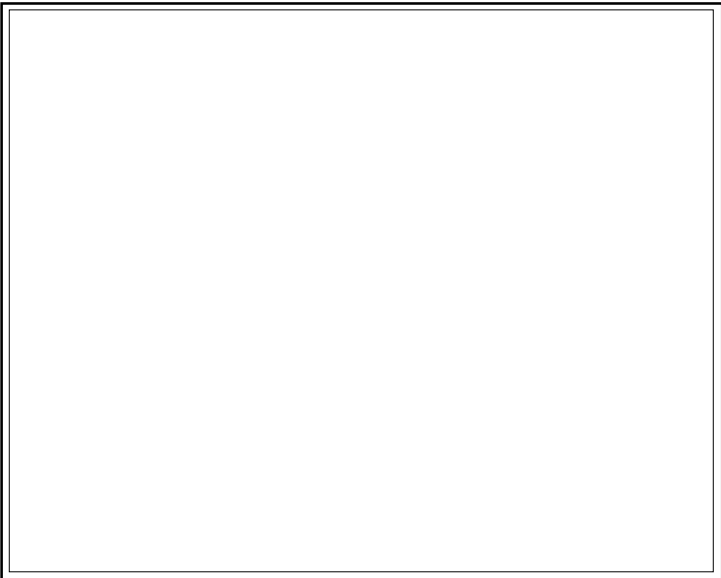
BEDROOM#1



SMOKE/CARBON MONOXIDE DETECTOR
BEDROOM#1



SITTING AREA



SUBJECT PHOTOS

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



BATHROOM#2



BATHROOM#2
2ND VIEW



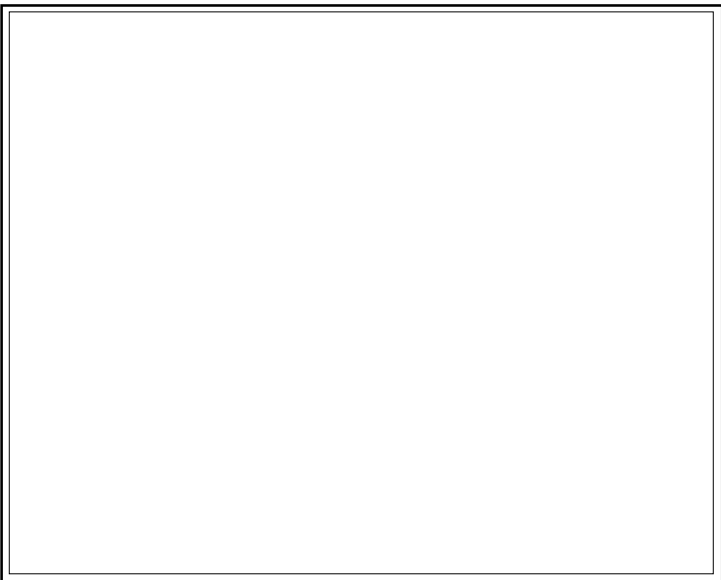
BEDROOM#2



SMOKE/CARBON MONOXIDE DETECTOR
BEDROOM#2



1/2 BATHROOM

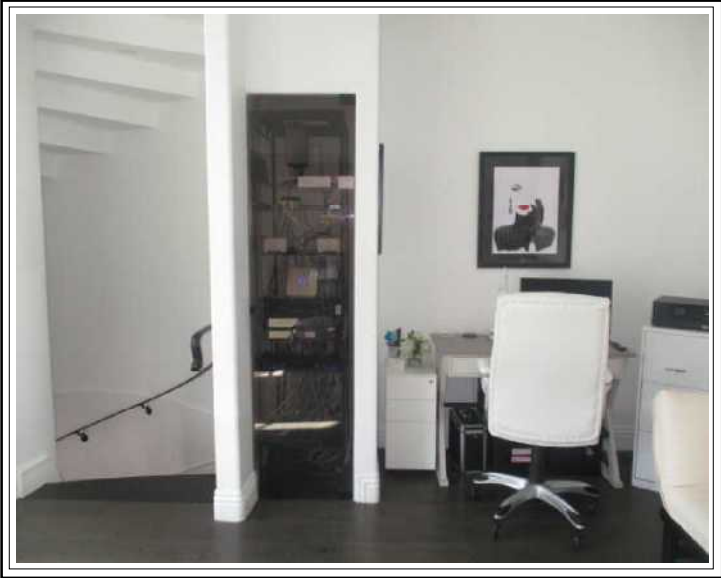


SUBJECT PHOTOS

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



STAIRCASE



OFFICE AREA



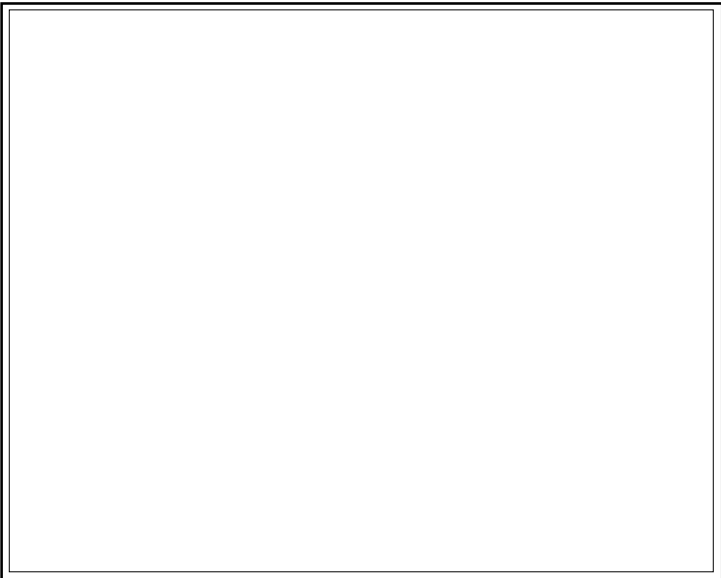
MAIN BEDROOM (BEDROOM#3)



MAIN BEDROOM (BEDROOM#3)
2ND VIEW



SMOKE/CARBON MONOXIDE DETECTOR
BEDROOM#3



SUBJECT PHOTOS

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



DRESSING AREA



DRESSING AREA
2ND VIEW



DRESSING AREA
3RD VIEW



MAIN BATHROOM (BATHROOM#3)



MAIN BATHROOM (BATHROOM#3)
2ND VIEW



MAIN BATHROOM (BATHROOM#3)
3RD VIEW

SUBJECT PHOTOS

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



BATHROOM#4



BEDROOM#4



SMOKE/CARBON MONOXIDE DETECTOR
BEDROOM#4



STAIRCASE TO ROOF TOP DECK



2 AIR CONDITIONING UNITS



FRONTS TRAFFIC STREET WITH SCHOOL BEYOND
LIMITED OCEAN VIEW (FROM ROOF TOP DECK AND OFFICE)

SUBJECT PHOTOS

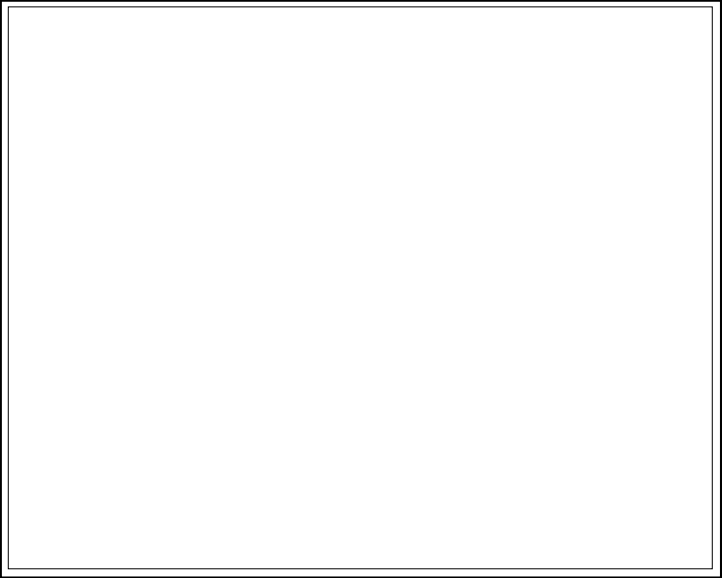
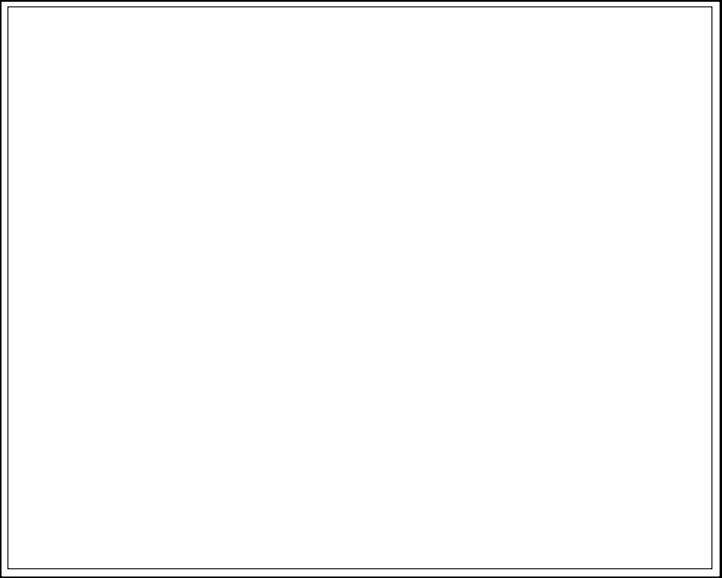
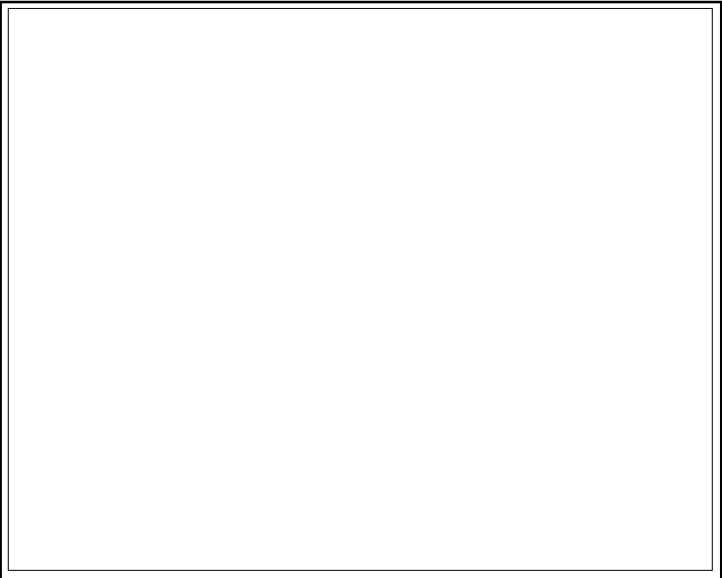
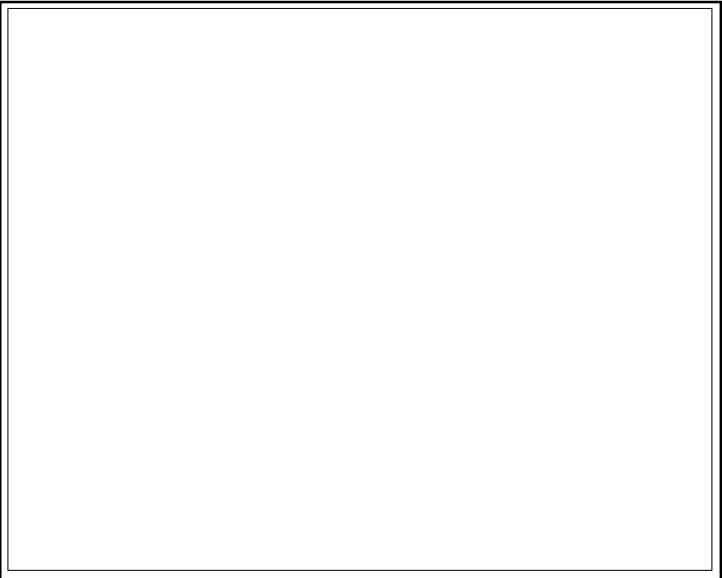
Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



OUTDOOR KITCHEN ON ROOF TOP DECK

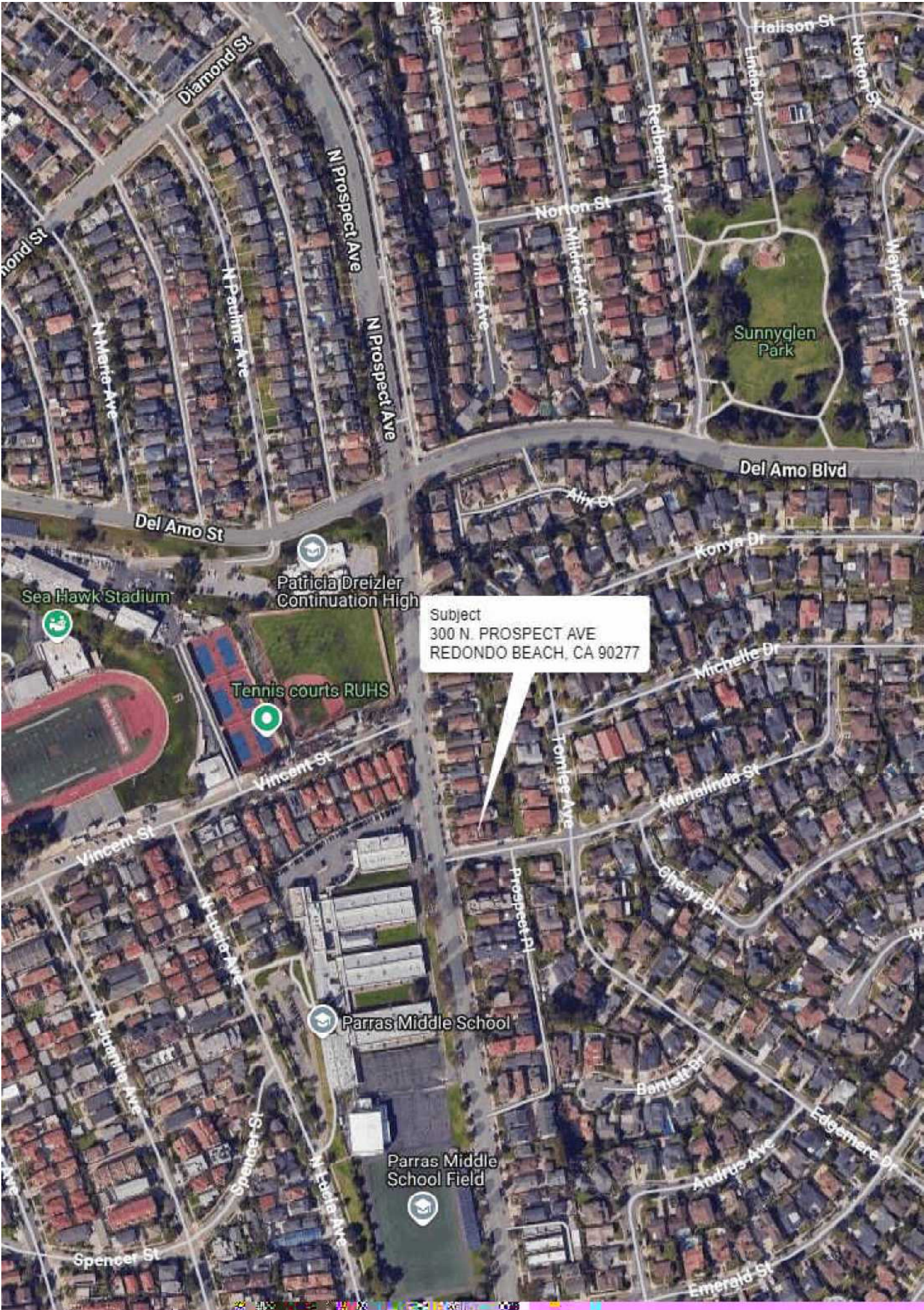


BALCONY OFF OF MAIN BEDROOM



AERIAL MAP

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



PLAT MAP

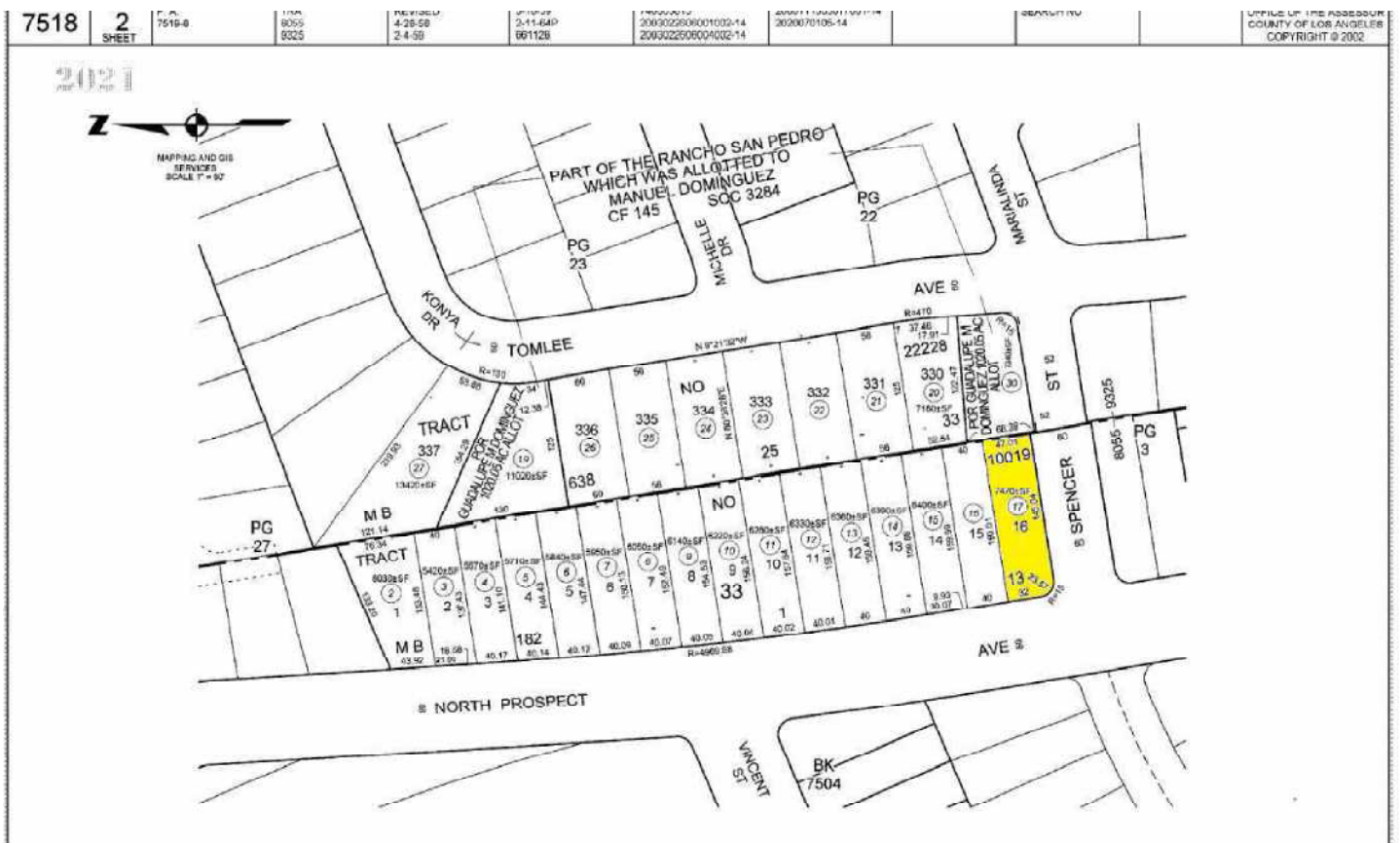
Client: LORRAINE CROMER
Property Address: 300 N. PROSPECT AVE
City: REDONDO BEACH

File No.: 300NPROSPECT

Case No.:

State: CA

Zip: 90277



FLOOD MAP

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



FLOOD INFORMATION

Community: City of Rendondo Beach
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 06037C1907G
Panel: 06037C1907
Zone: X
Map Date: 04-21-2021
FIPS: 06037
Source: FEMA DFIRM

LEGEND

-  = FEMA Special Flood Hazard Area – High Risk
-  = Moderate and Minimal Risk Areas
- Road View:
 -  = Forest
 -  = Water

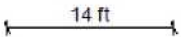
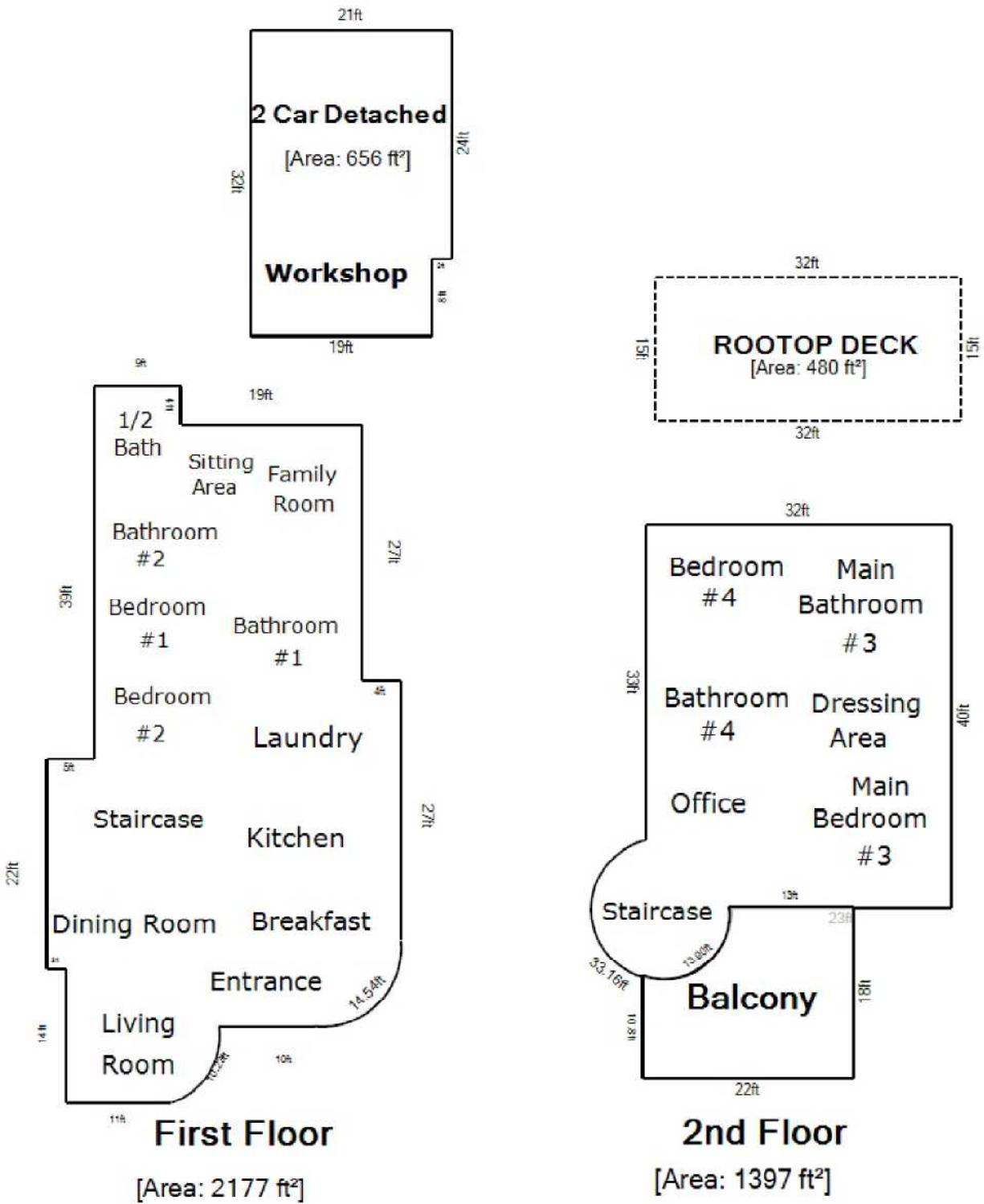
Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

FLOORPLAN SKETCH

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277

Sketch



Living Area		Area Calculation			
First Floor	2177.02 ft²	First Floor			
2nd Floor	1396.92 ft²	x 1.00 = 2177.02 ft²			
Nonliving Area					
2 Car Detached	656.00 ft²	4ft x	9ft x	1.00 =	36 ft²
ROOFTOP DECK	480.00 ft²	5ft x	22ft x	1.00 =	110 ft²
Balcony	0 ft²	57ft x	28ft x	1.00 =	1596 ft²
		27ft x	4ft x	1.00 =	108 ft²
		4.24ft x	3ft x	0.35 =	4.5 ft²
		1ft x	3ft x	1.00 =	3 ft²
		8.49ft x	6ft x	0.35 =	18 ft²
		26ft x	6ft x	1.00 =	156 ft²
		9.43ft x	6ft x	0.42 =	20.00 ft²
		11ft x	8ft x	1.00 =	88 ft²
		Arc Chord: 12.73ft	Arc: 3ft		26.66 ft²
		Arc Chord: 9.43ft	Arc: 1.7ft		10.98 ft²
		2nd Floor			
		x 1.00 = 1396.92 ft²			
		33ft x	32ft x	1.00 =	1056 ft²
		9ft x	11.40ft x	0.31 =	31.50 ft²
		23ft x	7ft x	1.00 =	161 ft²
		Arc Chord: 11.40ft	Arc: 12ft		148.42 ft²
Total Living Area (rounded):					

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



COMPARABLE SALE #1

411 EMERALD STREET
REDONDO BEACH, CA 90277
Sale Date: 06/04/2024
Sale Price: \$ 2,659,000



COMPARABLE SALE #2

507 S FRANCISCA AVE
REDONDO BEACH, CA 90277
Sale Date: 04/04/2025
Sale Price: \$ 3,220,000



COMPARABLE SALE #3

509 JUDY DRIVE
REDONDO BEACH, CA 90277
Sale Date: 11/06/2024
Sale Price: \$ 3,225,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



COMPARABLE SALE #4

722 AVENUE A
REDONDO BEACH, CA 90277
Sale Date: 11/27/2024
Sale Price: \$ 3,560,000



COMPARABLE SALE #5

216 CAMINO REAL
REDONDO BEACH, CA 90277
Sale Date: 04/04/2025
Sale Price: \$ 3,200,000



COMPARABLE SALE #6

1035 AVENUE D
REDONDO BEACH, CA 90277
Sale Date: 02/05/2025
Sale Price: \$ 3,300,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



COMPARABLE SALE #7

808 N MARIA AVE
REDONDO BEACH, CA 90277
Sale Date: 07/24/2024
Sale Price: \$ 3500000



COMPARABLE SALE #8

323 AVENUE E
REDONDO BEACH, CA 90277
Sale Date: 04/19/2024
Sale Price: \$ 3360000



COMPARABLE SALE #9

201 S JUANITA AVE
REDONDO BEACH, CA 90277
Sale Date: LISTING
Sale Price: \$ 3,390,000

LOCATION MAP

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



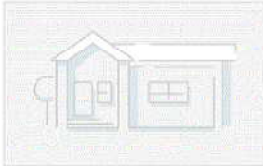
Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277

Fair Market Value	Appraisal Value
Based mostly on comparisons to other recently-sold homes	Based on a personalized, close examination of your home
A reflection of the market as much as your home's value	Does take the market into consideration, but heavily weighs your home's features and condition
Usually conducted by a real estate agent using a comparative market analysis (CMA)	Conducted by a professional, licensed home appraiser
Can fluctuate suddenly if the market changes	Is more consistent over time
Used by sellers and agents to set a listing price	Used by lender to underwrite buyer's financing

PROPERTY DATA

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277

3558 Michelle Dr, Torrance, CA 90503-2538, Los Angeles County
APN: 7524-004-051 CLIP: 7142158378

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	5	3	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	2,568	6,014	1964	SFR	

OWNER INFORMATION			
Owner Name	Enos Mary P	Tax Billing Zip	90503
Mail Owner Name	Mary P Enos	Tax Billing Zip+4	2538
Tax Billing Address	3558 Michelle Dr	Owner Occupied	Yes
Tax Billing City & State	Torrance, CA		

COMMUNITY INSIGHTS			
Median Home Value	\$1,188,506	School District	TORRANCE UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	49 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	41 / 100	Walkable Score	80 / 100
Total Incidents (1 yr)	65	Q1 Home Price Forecast	\$1,225,699
Standardized Test Rank	89 / 100	Last 2 Yr Home Appreciation	8%

LOCATION INFORMATION			
Zip Code	90503	Comm College District Code	El Camino
Carrier Route	C052	Census Tract	6506.05
Zoning	TORR-LO	Topography	Rolling/Hilly
Tract Number	28575	Within 250 Feet of Multiple Flood Zone	No
School District	Torrance		

TAX INFORMATION			
APN	7524-004-051	Lot	82
% Improved	48%	Water Tax Dist	Southern California
Tax Area	9340		
Legal Description	TRACT NO 28575 LOT 82		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$704,751	\$690,933	\$677,386
Assessed Value - Land	\$369,206	\$361,967	\$354,870
Assessed Value - Improved	\$335,545	\$328,966	\$322,516
YOY Assessed Change (\$)	\$13,818	\$13,547	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$8,052		
2022	\$8,207	\$155	1.93%
2023	\$8,317	\$111	1.35%

Special Assessment	Tax Amount
Safe Clean Water83	\$71.56
Flood Control 62	\$26.04
Rposd Measure A 83	\$46.48
TorranceId99-190	\$20.50
Mwdstandby#1186	\$12.22
Cntysandist0556	\$175.00
Trauma/Emerg Srv86	\$128.40
Lawestmsqab31	\$13.95
Total Of Special Assessments	\$494.15

CHARACTERISTICS			
County Land Use	Single Family Resid	Sewer	Type Unknown
Universal Land Use	SFR	Heat Type	Central
Lot Frontage	50	Patio Type	Covered Patio

PROPERTY DATA

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277

Lot Depth	120
Lot Acres	0.1381
Lot Area	6,014
Style	Conventional
Building Sq Ft	2,568
Stories	2
Total Units	1
Total Rooms	9
Bedrooms	5
Total Baths	3
Full Baths	3
Dining Rooms	1
Family Rooms	1
Other Rooms	Dining Room, Family Room
Fireplaces	1

Garage Type	Parking Avail
Parking Type	On Site
Parking Spaces	2
Roof Material	Wood Shake
Roof Shape	Gable
Interior Wall	Drywall
Exterior	Stucco
Flooring Material	Concrete
Foundation	Slab
Year Built	1964
Effective Year Built	1966
Other Impvs	Fence, Fenced Yard, Shed
Equipment	Range Oven, Dishwasher
Building Type	Type Unknown
# of Buildings	1

ESTIMATED VALUE			
RealAVM™	\$1,521,400	Confidence Score	82
RealAVM™ Range	\$1,379,300 - \$1,663,400	Forecast Standard Deviation	9
Value As Of	04/25/2024		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	5149	Cap Rate	2.5%
Estimated Value High	5836	Forecast Standard Deviation (FSD)	0.13
Estimated Value Low	4462		

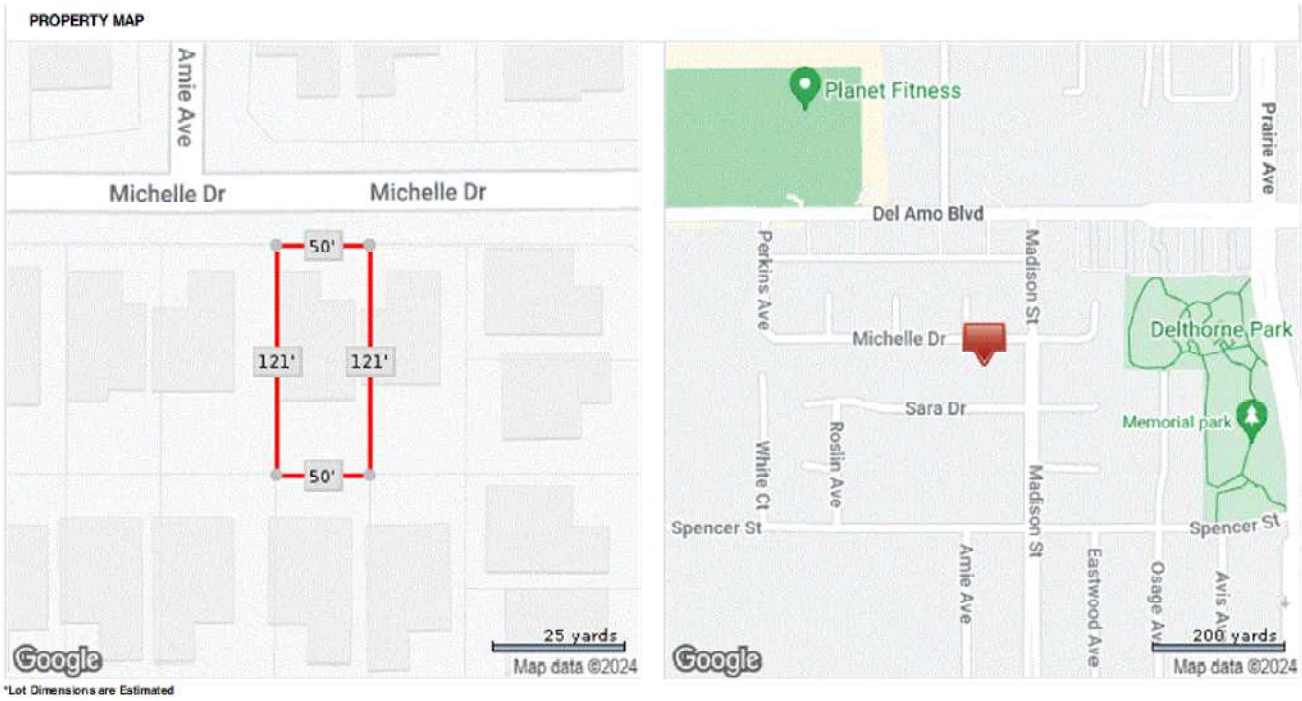
(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Recording Date	06/08/1995	Owner Name	Enos Mary P
Document Number	914195	Seller	Owner Record
Deed Type	Deed (Reg)		
Recording Date	12/19/2013	06/08/1995	07/19/1988
Sale Date	12/10/2013		06/1988
Sale Price			\$371,000
Nominal	Y		
Buyer Name	Enos Ron & Mary P Fam Trust	Enos Family Trust	Enos Ronald & Mary
Seller Name	Enos Ronald W	Owner Record	Frazier Andrew J
Document Number	1787593	914195	1135683
Document Type	Affidavit	Deed (Reg)	Grant Deed

PROPERTY DATA

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277

300 N Prospect Ave, Redondo Beach 90277

STATUS: Active

LIST PRICE: \$2,999,999

107 Highway to Del Amo Blvd, Left on N Prospect Ave, Home is on the Left



BED / BATH: 4/3,1,1,0

SQFT(src): 4,056 (A)

PRICE PER SQFT: \$739.64

LOT(src): 7,470/0.1715 (A)

LEVELS: Three Or More

GARAGE: 2/Detached

YEAR BUILT(src): 2019 (ASR)

PROP SUB TYPE: SFR/D

DOM / CDOM: 22/22

SLC: Standard

PARCEL #: 7518002017

LISTING ID: SW25078884

Listing has Supplements

Submit Offer

DESCRIPTION

Welcome to your coastal Italian villa, a rare and refined retreat just moments from the beach. Tucked behind private gates and set on a quiet street, this beautifully designed 4,056 sq. ft home, built in 2019, offers timeless elegance and modern sophistication. From the moment you enter, you'll be captivated by the expansive living spaces, graceful architecture, and thoughtful details throughout. The home features 4 spacious bedrooms, 5 luxurious bathrooms, and multiple indoor and outdoor entertaining areas perfect for gatherings or quiet relaxation. Enjoy over 800 sq. ft of outdoor living, including a beautiful roof-top beach-viewing deck with an outdoor kitchen perfect for sunset dinners and weekend gatherings. Highlights also include a spa, outdoor fireplace, and Italian-inspired landscaping, all designed to offer privacy, comfort, and style across multiple levels of outdoor space. Built with sustainability in mind, the home includes solar panels, two battery backup systems, three EV charging stations, soundproof insulation, and environmentally sensitive landscaping. Inside, you'll find elegant finishes, an open floor plan designed for entertaining, and both indoor and outdoor fireplaces that add warmth and charm. The home also includes a private, deep 2-car garage, access to top-rated schools, and is conveniently located near all your favorite beachside destinations. This secure, serene sanctuary offers a luxurious escape from the buzz of daily beach life a rare opportunity you won't want to miss. ASSUMABLE VA LOAN AT 2.25%

EXCLUSIONS:	INCLUSIONS: Spa		
AREA: 155 - S Redondo Bch N of Torrance Bl	LIST \$ ORIGINAL: \$3,299,900	SELLER WILL CONSIDER CONCESSIONS IN OFFER:	COOLING: Central Air
SUBDIVISION: /	BASEMENT SQFT:	ROOM TYPE: Bonus Room,	HEATING: Central, Solar
COUNTY: Los Angeles	COMMON WALLS: No Common Walls	Family Room, Great Room,	VIEW: Coastline, Ocean
SENIOR COMMUNITY?: No	PARKING: Controlled	Kitchen, Living Room, Main	WATERFRONT:
CERTIFIED 433A?:	Entrance, Driveway, Garage, Pull-through	Floor Bedroom, Primary Bathroom, Primary	LAUNDRY: Individual Room
	HORSE:	Bedroom, Media Room,	
	PROBATE AUTHORITY:	Office, Separate Family Room, Walk-In Closet	
		EATING AREA: Breakfast Counter / Bar, Dining Room, Separated	

PROP SUB TYPE: Single Family Residence (Detached)	STRUCTURE TYPE: House	COMMON INTEREST: None
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INTERIOR		
INTERIOR: 2 Staircases, Balcony, Beamed Ceilings, Ceiling Fan(s), Ceramic Counters, Coffered Ceiling(s), Granite Counters, High Ceilings, In-Law Floorplan, Open Floorplan, Recessed Lighting, Stone Counters, Wainscoting	ACCESSIBILITY:	FLOORING: Tile, Wood
MAIN LEVEL BEDROOMS: 2	APPLIANCES: 6 Burner Stove, Dishwasher, Double Oven, Disposal, Gas & Electric Range, Gas Cooktop, Instant Hot Water, Microwave, Range Hood, Refrigerator, Self Cleaning Oven, Tankless Water Heater, Water Softener	ENTRY LOC/ENTRY LVL: front door/1
MAIN LEVEL BATHROOMS: 2	KITCHEN FEATURES: Granite Counters, Kitchen Island, Quartz Counters, Remodeled Kitchen, Self-closing drawers, Stone Counters	FIREPLACE: Living Room, Raised Hearth
	BATHROOM FEATURES: Bathtub, Shower, Shower In Tub, Closet In Bathroom, Corian Counters, Granite Counters, Main Floor Full Bath, Quartz Counters, Remodeled, Stone Counters, Walk-in shower	

EXTERIOR			
EXTERIOR:	SECURITY: Automatic Gate, Security System	LOT: 0-1 Unit/Acre, Corner Lot, Sprinkler System	PATIO/PORCH: Covered, Enclosed, Patio, Roof Top, Terrace
FENCING: Block	SEWER: Public Sewer	POOL: None	SPA: Private
DIRECTION FACES:			

BUILDING			
BUILDER NAME:	ARCH STYLE: Mediterranean	ROOF: Barrel	CONSTR MTLs: Stucco
MAKE:	DOOR:	FOUNDATION DTLs:	OTHER STRUCT: Outbuilding
BUILD MODEL:	WINDOW:	PROP COND: Turnkey	NEW CONSTRUCTION YN: No
TAX MODEL:			

GARAGE AND PARKING			
ATTACHED GARAGE?: Detached	PARKING TOTAL: 2	GARAGE SPACES: 2	CARPOT SPACES:
UNCOVERED SPACES:	# REMOTES: 2	RV PARK DIM:	

GREEN			
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CRMLS LISTING

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277

GREEN ENERGY GEN: Solar GREEN ENERGY EFF: Insulation, Windows GREEN SUSTAIN: GREEN WTR CONSERV: WALK SCORE: 59

POWER PRODUCTION

POWER PRODUCTION: Yes	GREEN VERIFICATION: No	POWER PROD YR INSTALL: 2019	POWER PROD ANNUAL:
POWER PROD TYPE: Photovoltaics	POWER PROD SIZE:		
POWER PROD ANNUAL STATUS:	POWER PROD OWNERSHIP: Owned		

COMMUNITY

HOA FEE: \$0	HOA NAME:	HOA PHONE:	# OF UNITS: 1
HOA FEE 2:	HOA NAME 2:	HOA PHONE 2:	# UNITS IN COMMUNITY:
HOA FEE 3:	HOA NAME 3:	HOA PHONE 3:	STORIES TOTAL: 3
COMMUNITY: Curbs, Gutters, Sidewalks, Storm Drains, Street Lights, Urban	HOA AMENITIES:		
HOA MANAGEMENT NAME:			
HOA MANAGEMENT NAME 2:			
HOA MANAGEMENT NAME 3:			

LAND

LAND LEASE?: No	LAND LEASE AMOUNT:	UTILITIES:	TAX LOT: 16
PARCEL #: 7518002017	LAND LEASE AMT FREQ:	ELECTRIC:	TAX BLOCK: 33
ADDITIONAL APN(s): No	LAND LEASE PURCH?:	WATER SOURCE: Public	TAX TRACT #: 10019
	LAND LEASE RENEW:	LOT SIZE DIM:	ZONING: RBR-1
		ASSESSMENTS: Special Assessments	TAX OTHER ASSESSMENT: \$1,154
			TAX OTHER ASSESS SOURCE: Estimated

SCHOOL

HIGH SCHOOL DISTRICT: Redondo Unified	ELEMENTARY:	MIDDLE/JR HIGH:	HIGH SCHOOL:
HIGH SCH DIST SOURCE:	ELEM SOURCE:	MIDDLE/JR SOURCE:	HIGH SOURCE:
	ELEMENTARY OTHER:	MIDDLE/JR HIGH OTHER:	HIGH SCHOOL OTHER:

LISTING

DATES

BAC:	TERMS: Submit	LIST CONTRACT DATE: 04/09/25
BAC RMRKS:	LIST AGRMT: Exclusive Right To Sell	START SHOWING DATE:
DUAL/VARI COMP?: No	LIST SERVICE: Full Service	ON MARKET DATE: 04/11/25
LEASE CONSIDERED?: No	AD NUMBER: 951-970-4771	PRICE CHG TIMESTAMP: 04/14/25
CURRENT FINANCING:	DISCLOSURES: City Inspection Required	STATUS CHG TIMESTAMP: 04/11/25
POSSESSION: Close Of Escrow	INTERNET, AVM?/COMM?: Yes/Yes	MOD TIMESTAMP: 04/22/25
SIGN ON PROPERTY?: Yes	INTERNET?/ADDRESS?: Yes/Yes	EXPIRED DATE:
CONTINGENCY LIST:	NEIGHBORHOOD MARKET REPORT YN?: Yes	PURCH CONTRACT DATE:
		ENDING DATE:

CONTINGENCY: PRIVATE REMARKS: Buyer to cross-qualify with our lender. Please send all offers including pre-approval & POF to Offers@JonesRealtySoCal.com

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent	LOCK BOX LOCATION: none	OCCUPANT TYPE: Owner
SHOW CONTACT NAME: Michele	LOCK BOX TYPE: None	OWNER'S NAME: Lorraine
SHOW CONTACT PH: 310-944-5188		
SHOW INSTRUCTIONS: Showings by appointment only. First showings Saturday April 12th from 1-3 PM. Note: All buyers must be pre qualified. Showing phone contact is Michele Brown, 310-944-5188		
DIRECTIONS: 107 Highway to Del Amo Blvd, Left on N Prospect Ave, Home is on the Left		

AGENT / OFFICE

CONTACT PRIORITY

LA: (SWJONEFLI) Elizabeth Jones	LA State License: 01933366	1.LA CELL: 951-970-4771
CoLA:	CoLA State License:	2.LA VOICEMAIL:
LO: (KWRT01) KW Temecula	LO State License: 01411306	3.LA TEXT: 951-970-4771
LO PHONE: 951-304-1200	LO FAX: 951-304-9531	
CoLO:	CoLO State License:	
CoLO PHONE:	CoLO FAX:	
	Offers Email: offers@jonesrealtysocal.com	

Search Criteria
Property Type is 'Residential'
Street Number Numeric is 300
MLS Area is one of '155 - S Redondo Bch N of Torrance Bl', '156 - S Redondo Bch S of Torrance Bl'
Selected 1 of 11 results.

PROPERTY DATA

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277

300 N Prospect Ave, Redondo Beach, CA 90277-3228, Los Angeles County  Active Listing
APN: 7518-002-017 CLIP: 2349680628



MLS Beds	MLS Full Baths	MLS Half Baths	MLS List Price	Sale Date
4	3	1	\$2,999,999	06/05/2020
MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
4,056	7,470	2019	SFR	

OWNER INFORMATION			
Owner Name	Cromer Allen Jr (Te) & Lorrain	Tax Billing City & State	Redondo Beach, CA
Owner Name 2	Cromer	Tax Billing Zip	90277
Mail Owner Name	Allen & Lorraine Cromer	Tax Billing Zip+4	3228
Tax Billing Address	300 N Prospect Ave	Owner Occupied	Yes

COMMUNITY INSIGHTS			
Median Home Value	\$1,390,930	School District	REDONDO BEACH UNIFIED
Median Home Value Rating	10 / 10	Family Friendly Score	46 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	30 / 100	Walkable Score	90 / 100
Total Incidents (1 yr)	238	Q1 Home Price Forecast	\$1,410,412
Standardized Test Rank	93 / 100	Last 2 Yr Home Appreciation	1%

LOCATION INFORMATION			
Zip Code	90277	Comm College District Code	El Camino
Carrier Route	C030	Location Influence	Corner
Zoning	RBR-1	Census Tract	6212.01
Tract Number	10019	Topography	Rolling/Hilly
School District	Redondo Beach	Within 250 Feet of Multiple Flood Zones	No

TAX INFORMATION			
APN	7518-002-017	Lot	16
Exemption(s)	Homeowner	Block	33
% Improved	39%	Water Tax Dist	Central And W Basin
Tax Area	8055		
Legal Description	TRACT # 10019 LOT 16		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$2,440,778	\$2,392,920	\$2,346,000
Assessed Value - Land	\$1,498,956	\$1,469,565	\$1,440,750
Assessed Value - Improved	\$941,822	\$923,355	\$905,250
YOY Assessed Change (\$)	\$47,858	\$46,920	
YOY Assessed Change (%)	2%	2%	
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$26,918		
2023	\$27,328	\$410	1.52%
2024	\$27,846	\$518	1.9%
Special Assessment	Tax Amount		
Safe Clean Water83	\$118.76		
Flood Control 62	\$32.64		
Rbswruserfee31	\$195.00		
Redondobchght31	\$109.76		
Cityrefusedisp31	\$352.80		
Rposd Measure A 83	\$64.30		
Sbcsandist56	\$75.00		
Wbmwdstdbychg80	\$14.40		
Trauma/Emerg Srv06	\$177.65		
Lawestmosqab31	\$13.95		
Total Of Special Assessments	\$1,154.26		

PROPERTY DATA

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277

CHARACTERISTICS			
County Land Use	Single Family Resid	Sewer	Type Unknown
Universal Land Use	SFR	Heat Type	Solar
Lot Acres	0.1715	Patio Type	Patio
Lot Area	7,470	Garage Type	Parking Avail
Style	Conventional	Parking Type	On Site
Building Sq Ft	Tax: 3,553 MLS: 4,056	Parking Spaces	2
Stories	Tax: 1 MLS: 3	Roof Material	Composition Shingle
Total Units	1	Roof Shape	Hip
Total Rooms	6	Interior Wall	Plaster
Bedrooms	Tax: 5 MLS: 4	Exterior	Stucco
Total Baths	Tax: 6 MLS: 5	Floor Cover	Hardwood
MLS Total Baths	5	Foundation	Raised
Full Baths	Tax: 6 MLS: 3	Pool	Pool
Half Baths	MLS: 1	Year Built	Tax: 1947 MLS: 2019
Dining Rooms	1	Effective Year Built	2011
Other Rooms	Dining Room	Other Impvs	Fence, Addition
Fireplaces	1	Equipment	Disposal, Range Hood, Range Oven, Dishwasher
Condition	Average	Building Type	Type Unknown
Quality	Average	# of Buildings	1
Water	Public		

ESTIMATED VALUE			
RealAVM™	\$3,243,200	Confidence Score	89
RealAVM™ Range	\$2,958,800 - \$3,527,500	Forecast Standard Deviation	9
Value As Of	04/28/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	6609	Cap Rate	1%
Estimated Value High	8024	Forecast Standard Deviation (FSD)	0.21
Estimated Value Low	5194		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY			
Recording Date	07/17/2020	Sale Type	Full
Sale Date	06/05/2020	Deed Type	Grant Deed
Sale Price	\$2,300,000	Owner Name	Cromer Allen Jr (Te) & Lorrain
Price Per Square Feet	\$647.34	Owner Name 2	Cromer
Document Number	794027	Seller	Vodanovich Joaquin L & Cinthya R

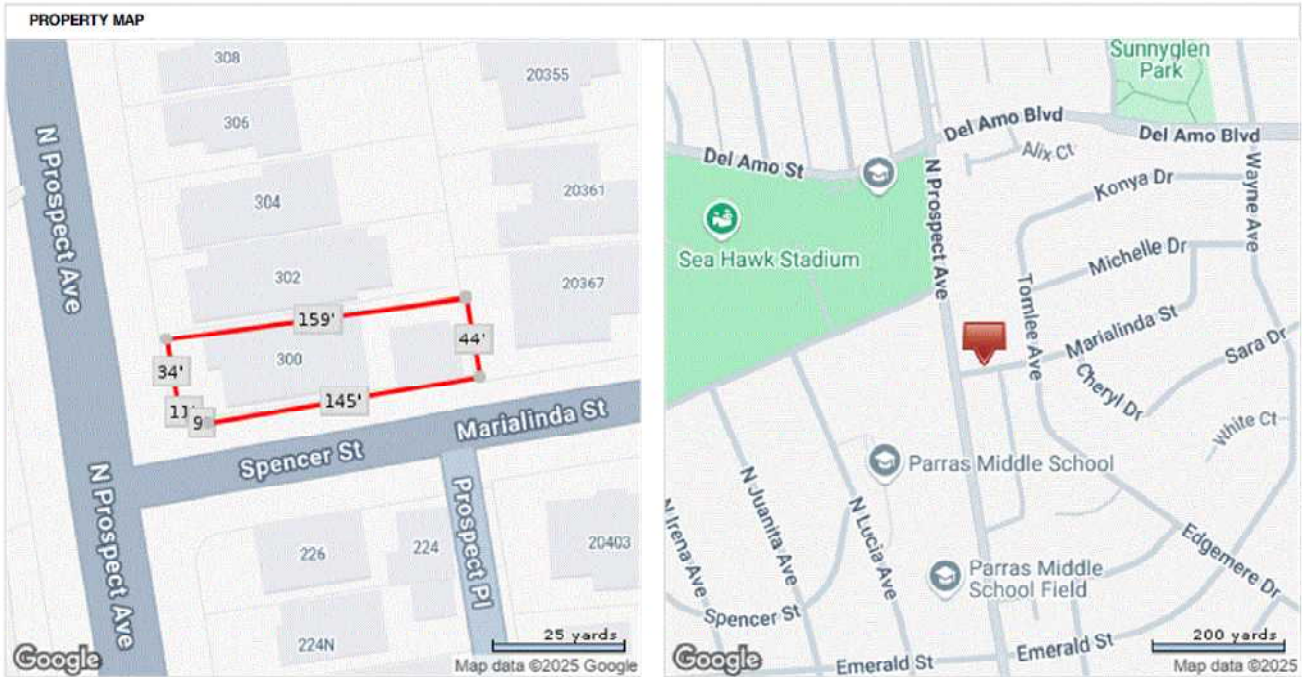
Recording Date	12/27/2021	12/16/2021	07/17/2020	06/03/2013	02/06/2013
Sale Date	11/24/2021	11/24/2021	06/05/2020	05/24/2013	01/23/2013
Sale Price			\$2,300,000	\$759,000	\$617,500
Nominal	Y	Y			Y
Buyer Name	Cromer Family Trust	Cromer Family Trust	Cromer Allen C Jr & Lorraine	Vodanovich Joaquin L & Cinthya R	Apg Fund I LLC
Seller Name	Cromer Allen C Jr & Lorraine	Cromer Allen C Jr & Lorraine	Vodanovich Joaquin L & Cinthya R	Apg Fund I LLC	Cal-Western Reconveyance
Document Number	1909140	1867611	794027	819855	190892
Document Type	Trustee's Deed(Transfer)	Trustee's Deed(Transfer)	Grant Deed	Grant Deed	Trustee's Deed (Foreclosure)

Recording Date	12/03/2012	10/31/2012	10/02/2012
Sale Date	12/03/2012	10/31/2012	10/02/2012
Sale Price			
Nominal	Y	Y	Y
Buyer Name	Radach Dawn Trust	Radach Dawn K Trust	Radach Dawn K Trust
Seller Name	Schramm Family Trust	Schramm Family Trust	Schramm Family Trust

PROPERTY DATA

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277

Document Number	1844844		1655782	1484284	
Document Type	Trustee's Deed(Transfer)		Grant Deed	Trustee's Deed(Transfer)	
MORTGAGE HISTORY					
Mortgage Date	04/08/2021	07/17/2020	07/19/2019	08/29/2018	06/03/2013
Mortgage Amount	\$1,989,639	\$2,001,000	\$344,408	\$300,000	\$733,668
Mortgage Lender	Quicken Loans Inc	New American Fndg			American Pacific Mtg Corp
Mortgage Code	Va	Va	Private Party Lender	Private Party Lender	Fha
Mortgage Date	02/15/2008		12/16/2003	12/10/2003	
Mortgage Amount	\$884,000		\$421,123	\$421,123	
Mortgage Lender	Financial Freedom Senior Fndg		Seattle Mtg Co	Seattle Mtg Co	
Mortgage Code	Conventional		Fha	Fha	



SEARCH RESULTS

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277

David Grant

dggappraisals@outlook.com

Office:

State Lic: AR006971

Fannie Mae 1004MC Statistics Detail.

Prepared By: David Grant

Listings as of 05/10/25 at 10:06 am

Property Type is 'Residential' Standard Status is 'Closed' 05/10/2025 to 05/10/2024 Standard Status is one of 'Coming Soon', 'Active', 'Act Under Contract', 'Pending' Property Sub Type is 'Single Family Residence' ML S Area is one of '155 - S Redondo Bch N of Torrance Bl', '156 - S Redondo Bch S of Torrance Bl', '157 - S Redondo Bch W of PCH' Living Area is 2600 to 6000

Residential

Active

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
SW25078884	300 N Prospect Avenue	4	5	4,056	\$739.64	04/09/2025	29	\$2,999,999
SB25061883	201 S Juanita Avenue	4	4	3,580	\$932.68	03/20/2025	51	\$3,339,000
SB25096208	519 S Lucia Avenue	5	4	4,100	\$803.66	05/01/2025	8	\$3,295,000
SB25031191	641 S Gertruda Avenue	5	6	4,506	\$1,059.70	02/14/2025	85	\$4,775,000
SB25066581	229 Avenue B	5	3	3,365	\$980.68	03/27/2025	44	\$3,300,000
SB25009221	726 Esplanade	6	5	2,912	\$1,201.58	01/16/2025	114	\$3,499,000

Closed

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	Sold Date	DOM	List Price	Sold Price	SP%LP
PW25011259	233 S Helberta Avenue #A	4	3	2,670	\$692.88	02/06/2025	04/16/2025	11	\$1,900,000	\$1,850,000	97.37
SB24121622	233 S Helberta Avenue #B	4	3	2,536	\$749.41	06/12/2024	07/23/2024	12	\$1,889,000	\$1,900,500	100.61
SB24091243	707 N Prospect Avenue	5	5	2,672	\$743.00	05/08/2024	09/05/2024	105	\$2,149,000	\$1,985,300	92.38
SB24055138	814 El Redondo Avenue	4	3	2,552	\$822.88	03/19/2024	07/19/2024	66	\$2,295,000	\$2,100,000	91.50
SB24075551	100 N Irena Avenue	4	3	2,614	\$860.75	03/01/2024	06/21/2024	28	\$2,295,000	\$2,250,000	98.04
25483007	216 Camino Real	4	5	3,117	\$1,026.63	01/15/2025	04/04/2025	80	\$3,299,000	\$3,200,000	97.00
SB24093363	808 N Maria Avenue	4	4	3,434	\$1,019.22	05/15/2024	07/24/2024	33	\$3,575,000	\$3,500,000	97.90
SB24052524	1035 Avenue D	5	4	3,354	\$745.38	03/15/2024	06/12/2024	32	\$2,688,000	\$2,500,000	93.01
SB24143063	608 Sapphire Street	4	4	3,166	\$868.29	07/12/2024	08/30/2024	4	\$2,749,000	\$2,749,000	100.00
PV24160095	1019 Avenue B	5	4	3,028	\$971.60	08/04/2024	10/08/2024	40	\$2,999,000	\$2,942,000	98.10
SB25060939	853 Avenue C	5	3	2,975	\$1,011.76	03/20/2025	04/29/2025	7	\$2,699,000	\$3,010,000	111.52
SB24253927	1034 Avenue D	4	4	3,009	\$1,063.48	01/08/2025	02/12/2025	10	\$2,899,000	\$3,200,000	110.38
PV25039178	507 S Francisca Avenue	4	4	3,815	\$844.04	02/26/2025	04/04/2025	8	\$3,250,000	\$3,220,000	99.08
SB24107794	509 Judy Drive	5	4	4,093	\$787.93	06/04/2024	11/06/2024	103	\$3,295,000	\$3,225,000	97.88
SB24024015	520 S Francisca Avenue	4	5	3,870	\$852.45	02/01/2024	05/23/2024	71	\$3,299,000	\$3,299,000	100.00
SB24247065	1035 Avenue D	5	4	3,354	\$983.90	12/12/2024	02/05/2025	21	\$3,399,000	\$3,300,000	97.09
SB24166210	722 Avenue A	4	3	3,586	\$992.75	08/12/2024	11/27/2024	61	\$3,620,000	\$3,560,000	98.34
OC24168100	700 Avenue C	5	6	4,524	\$828.91	08/14/2024	02/04/2025	134	\$3,789,000	\$3,750,000	98.97
PV24060850	1064 Avenue C	5	8	4,075	\$957.06	04/03/2024	05/21/2024	30	\$4,095,000	\$3,900,000	95.24
SB25060763	412 S Francisca Avenue	6	8	4,850	\$1,237.11	03/19/2025	04/18/2025	9	\$6,150,000	\$6,000,000	97.56
SB24213137	519 S Catalina Avenue	5	3	2,895	\$639.03	10/24/2024	12/18/2024	30	\$1,850,000	\$1,850,000	100.00
SB24080529	411 Emerald Street	5	4	2,556	\$1,040.30	04/23/2024	06/04/2024	6	\$2,299,000	\$2,659,000	115.66
SB24030229	230 Avenue A	6	6	3,500	\$952.86	02/15/2024	05/24/2024	82	\$3,399,888	\$3,335,000	98.09
SB25053239	1101 S Catalina Avenue	6	7	4,716	\$943.60	03/12/2025	05/02/2025	26	\$4,699,000	\$4,450,000	94.70

Coming Soon

MLS #	Address	BD	BA	SqFt	\$/SqFt	List Date	DOM	List Price
PW25099347	1112 Ynez Avenue	5	5	3,901	\$974.06	05/08/2025	0	\$3,799,800

Data is deemed reliable, but has not been verified by CRMLS and is not guaranteed. Appraisers should perform their own analysis of the data, and this report shall not replace the technical steps required of an Appraiser completing Form 1004MC.

SALES DATA

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



Time frame is from Jun 2024 to May 2025
Property Type is 'Residential'
Property Sub Type is 'Single Family Residence'
City is 'Redondo Beach'
Living Area is 2000+



Found just 98 listings, possibly too few to chart meaningfully.

Page 1 of 1

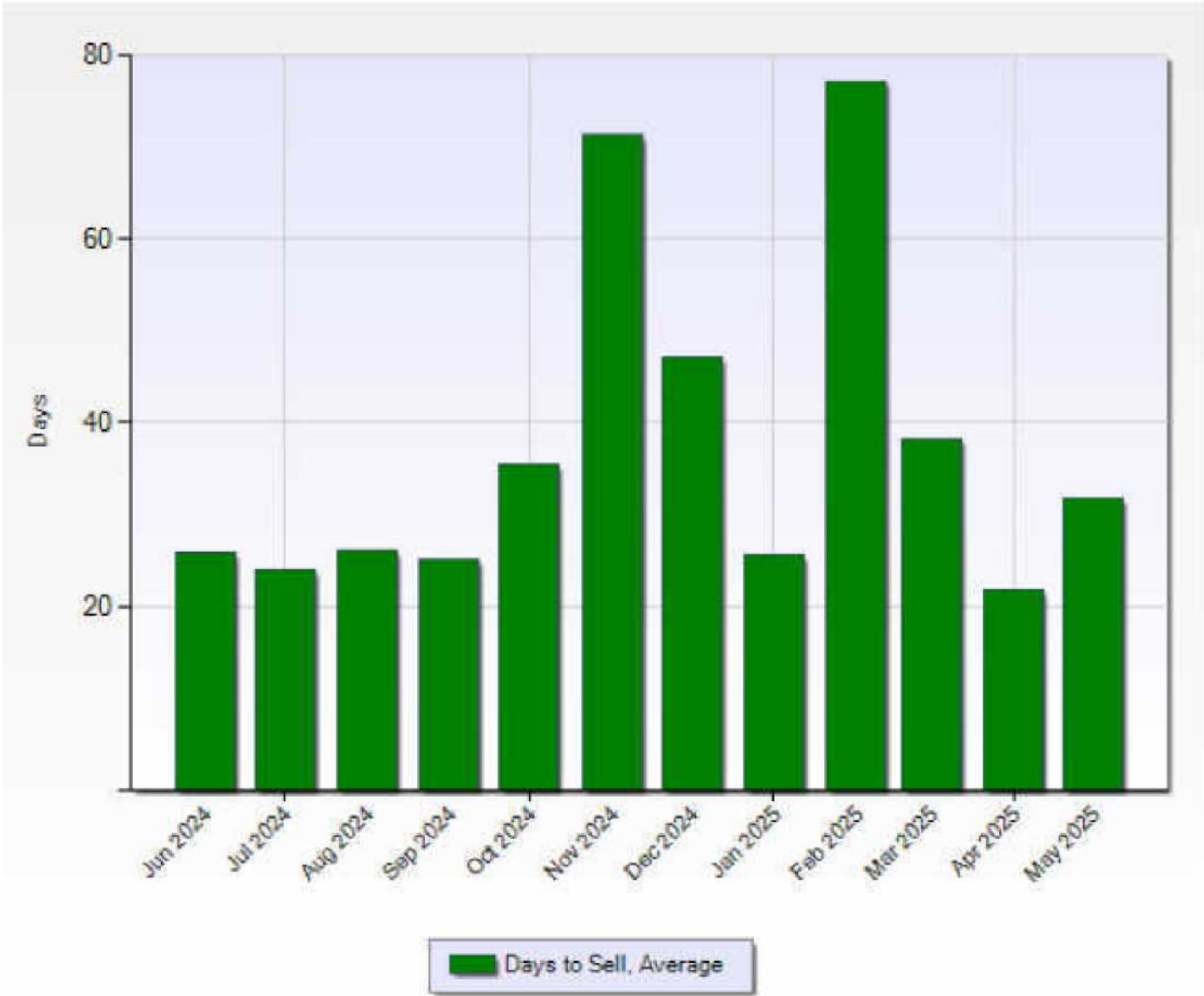
APPRAISAL LICENSE

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



DAYS ON MARKET

Client: LORRAINE CROMER	File No.: 300NPROSPECT
Property Address: 300 N. PROSPECT AVE	Case No.:
City: REDONDO BEACH	State: CA Zip: 90277



Time frame is from Jun 2024 to May 2025
Property Type is 'Residential'
MLS Area is one of '155 - S Redondo Bch N of Torrance Bl', '156 - S Redondo Bch S of Torrance Bl',
'157 - S Redondo Bch W of PCH'
Current Price Range is 200000 to 4000000
Results calculated from 201 listings