

APPRAISAL OF REAL PROPERTY



LOCATED AT

1110 Loma Ave
Long Beach, CA 90804
KIRKLAND TRACT LOTS 21 AND LOT 22

FOR

Floyd Allen Trust U/D/T Dated August 21, 2018

OPINION OF VALUE

725,000

AS OF

01/29/2024

BY

Glen Kangas
GA Appraisals, Inc.
244 N Myrtle Ave
Monrovia, CA 91016
626-264-4345
service@gaappraisalsinc.com
www.gaappraisalsinc.com

USPAP ADDENDUM

File No. 20240040

Borrower _____
 Property Address 1110 Loma Ave
 City Long Beach County Los Angeles State CA Zip Code 90804
 Lender Floyd Allen Trust U/D/T Dated August 21, 2018

This report was prepared under the following USPAP reporting option:
 Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(a).
 Restricted Appraisal Report This report was prepared in accordance with USPAP Standards Rule 2-2(b).

Reasonable Exposure Time
 My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 3-4 months

Additional Certifications
 I certify that, to the best of my knowledge and belief:
 I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
 I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.
 - The statements of fact contained in this report are true and correct.
 - The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
 - Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
 - I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
 - My engagement in this assignment was not contingent upon developing or reporting predetermined results.
 - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
 - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
 - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
 - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Additional Comments

APPRAISER:
 Signature: Glen Kangas
 Name: Glen Kangas
 Date Signed: 02/05/2024
 State Certification #: AR014664
 or State License #: _____
 State: CA
 Expiration Date of Certification or License: 12/15/2024
 Effective Date of Appraisal: 01/29/2024

SUPERVISORY APPRAISER: (only if required)
 Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser Inspection of Subject Property:
 Did Not Exterior-only from Street Interior and Exterior

RESIDENTIAL APPRAISAL REPORT

File No.: 20240040

SUBJECT	Property Address: 1110 Loma Ave	City: Long Beach	State: CA	Zip Code: 90804
	County: Los Angeles	Legal Description: KIRKLAND TRACT LOTS 21 AND LOT 22		
	Assessor's Parcel #: 7254-001-014			
	Tax Year: 2023	R.E. Taxes: \$ 897	Special Assessments: \$	Borrower (if applicable):

ASSIGNMENT	Current Owner of Record: Allen Blanche	Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing
	Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)	HOA: \$ <input type="checkbox"/> per year <input type="checkbox"/> per month
	Market Area Name: Kirkland Tr	Map Reference: 31084
	Census Tract: 5770.00	

MARKET AREA DESCRIPTION	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)	
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective	
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)	
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)	
	Intended Use: Determine Current Market Value for Sale	
	Intended User(s) (by name or type): Client Only	
	Client: Floyd Allen Trust U/D/T Dated August 21, 2018	Address:
	Appraiser: Glen Kangas	Address: 244 N Myrtle Ave Monrovia, CA 91016
	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy

SITE DESCRIPTION	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	One-Unit Housing	Present Land Use	Change in Land Use
	Growth rate: <input checked="" type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	PRICE AGE	One-Unit 65 %	<input checked="" type="checkbox"/> Not Likely
	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	\$ (000) (yrs)	2-4 Unit 10 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
	Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	383 Low 5	Multi-Unit 10 %	* To: _____
	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.	1,950 High 124	Comm'l 15 %	
		843 Pred 102	%	
	Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): See Attached Addenda			
	Dimensions: 50x125	Site Area: 6,250 Sq.Ft.		
	Zoning Classification: R-4-R	Description: Moderate Density Multiple Residential		

DESCRIPTION OF THE IMPROVEMENTS	Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No	Ground Rent (if applicable) \$ /	
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)			
	Actual Use as of Effective Date: SFR	Use as appraised in this report: SFR		
	Summary of Highest & Best Use: Current Use			
	Utilities	Off-site Improvements	Topography	Generally Level
	Electricity <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Street Asphalt <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Size Average	
	Gas <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Curb/Gutter Concrete <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Shape Rectangular	
	Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Sidewalk Concrete <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Drainage Appears Adequate	
	Sanitary Sewer <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Street Lights Overhead <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	View None	
	Storm Sewer <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other	Alley Asphalt <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		

Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)	FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone X	FEMA Map # 06037C1969G	FEMA Map Date 04/21/2021
Site Comments:				

GENERAL DESCRIPTION	# of Units 1 <input type="checkbox"/> Acc. Unit	EXTERIOR DESCRIPTION	Foundation	FOUNDATION	Slab	BASEMENT	Area Sq. Ft. 0	HEATING	Type
	# of Stories 1		Exterior Walls		Crawl Space		% Finished 0		Fuel

DESCRIPTION OF THE IMPROVEMENTS	INTERIOR DESCRIPTION	APPLIANCES	ATTIC <input type="checkbox"/> None	AMENITIES	CAR STORAGE <input type="checkbox"/> None	
						Floors
	Walls	Range/Oven <input type="checkbox"/> Drop Stair <input type="checkbox"/> Patio		Attach. _____		
	Trim/Finish	Disposal <input type="checkbox"/> Scuttle <input type="checkbox"/> Deck		Detach. 1		
	Bath Floor	Dishwasher <input type="checkbox"/> Doorway <input type="checkbox"/> Porch		Blt.-In _____		
	Bath Wainscot	Fan/Hood <input type="checkbox"/> Floor <input type="checkbox"/> Fence		Carport 0		
	Doors	Microwave <input type="checkbox"/> Heated <input type="checkbox"/> Pool		Driveway 1		
		Washer/Dryer <input type="checkbox"/> Finished <input type="checkbox"/>		Surface _____		
	Finished area above grade contains: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,500 Square Feet of Gross Living Area Above Grade					

Describe the condition of the property (including physical, functional and external obsolescence): The subject is in poor condition due both to a lack of updating and fire damage in the home, but does have some contributory value in spite of the extensive damage.



RESIDENTIAL APPRAISAL REPORT

File No.: 20240040

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

Data Source(s): CRMLS/Realist

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <u>The subject has not sold or listed in the past 36 months. The comparables have not otherwise sold in the past 12 months.</u>
Date:	
Price:	
Source(s): CRMLS/Realist	
2nd Prior Subject Sale/Transfer	
Date:	
Price:	
Source(s):	

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	1110 Loma Ave Long Beach, CA 90804	3701 E Wilton St Long Beach, CA 90804		1219 Belmont Ave Long Beach, CA 90804		740 Freeman Ave Long Beach, CA 90804	
Proximity to Subject		0.48 miles N		0.30 miles E		0.46 miles SW	
Sale Price	\$	\$ 620,000		\$ 849,000		\$ 920,000	
Sale Price/GLA	\$ /sq.ft.	\$ 677.60 /sq.ft.		\$ 910.94 /sq.ft.		\$ 686.57 /sq.ft.	
Data Source(s)		CRMLS #PW23102289/DOM 7		CRMLS #OC23109374/DOM 39		CRMLS #IG23071995/DOM 48	
Verification Source(s)		Doc #620290/Realist		Doc #557504/Realist		Doc #425529/Realist	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing Concessions		ArmLth Cash/0		ArmLth VA/1112		ArmLth Cash/0	
Date of Sale/Time		09/18/2023		08/22/2023		06/29/2023	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Average	Average		Average		Average	
Site	6,250 Sq.Ft.	6713 SqFt		5410 SqFt		6760 SqFt	
View	None	None		None		None	
Design (Style)	Craftsman	Traditional		Bungalow		Bungalow	
Quality of Construction	Average	Average		Average		Average	
Age	104	76 Years		85 Years		105 Years	
Condition	Poor	Fair/Poor		Good		Good	
				-225,000		-225,000	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 3 2.0	5 2 1.0		5 2 1.0		6 3 2.0	
Gross Living Area	1,500 sq.ft.	915 sq.ft. +105,300		932 sq.ft. +102,240		1,340 sq.ft. +28,800	
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	/CAC	None/None		/None		FAU/CAC	
Energy Efficient Items	None	None		None		None	
Garage/Carport	1 Garage	2 Garage		2 Garage		1 Garage	
Porch/Patio/Deck						Deck	
Pool Features	No Pool	No Pool		No Pool		No Pool	
Sale \$ To Original List \$ Ra		108%		94%		92%	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 105,300		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -122,760		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -196,200	
Adjusted Sale Price of Comparables		\$ 725,300		\$ 726,240		\$ 723,800	

Summary of Sales Comparison Approach Gla is adjusted at \$180 per sf for variances over 100 sf. Lot size adj are made at \$17 per sf for differences over 1000 sf. See Sales Comparison Adjustment Support Addendums for additional adjustment amounts and explanations. All significant factors are bracketed. After analyzing all of the market data, the appraiser selected the following comps for analysis in the report:

As the highest and best use analysis determined there is contributory value for the subject building in it's current condition, the appraiser searched for comparables with significant repairs needs

Comp 1 is the most similar comparable and is given most emphasis as a result. It is a much smaller home, but as can be seen from the photos, was in extremely poor condition. The appraiser spoke with the buyers agent Jennifer Boyd on 2/5/2024 who indicated that property is being remodeled down to the studsm and expanded with two ADU's also being constructed and that the subject was viewed as a tear down.

Comp 2 is the remodeled version of comp 5 which sold as a major fixer. Per the listing agent of comp 2, the seller spent \$90,000 on remodeling, but did not remodel down to the studs.

Comp 3 represents a remodeled more similar living area home in the neighborhood.

Comp 4 is a larger home that has been remodeled but is not as recent.

Given the subject's condition and living area, the most likely opinion of value would range from \$700,000 to \$750,000 with \$725,000 given as the single point value in this report.

Indicated Value by Sales Comparison Approach \$ 725,000



RESIDENTIAL APPRAISAL REPORT

File No.: 20240040

COST APPROACH TO VALUE (if developed) The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$
Source of cost data:	DWELLING	Sq.Ft. @ \$ = \$
Quality rating from cost service:		Sq.Ft. @ \$ = \$
Effective date of cost data:		Sq.Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
		Sq.Ft. @ \$ = \$
	Garage/Carport	Sq.Ft. @ \$ = \$
	Total Estimate of Cost-New = \$	
	Less Physical	Functional External = \$()
	Depreciation	
	Depreciated Cost of Improvements = \$	
	"As-is" Value of Site Improvements = \$	
	= \$	
	= \$	
Estimated Remaining Economic Life (if required):	Years	INDICATED VALUE BY COST APPROACH = \$

INCOME APPROACH TO VALUE (if developed) The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM):

PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

Indicated Value by: Sales Comparison Approach \$	725,000	Cost Approach (if developed) \$	Income Approach (if developed) \$
Final Reconciliation			

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.


Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 725,000 , as of: 01/29/2024 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

A true and complete copy of this report contains 33 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

<input checked="" type="checkbox"/> Scope of Work	<input checked="" type="checkbox"/> Limiting Cond./Certifications	<input checked="" type="checkbox"/> Narrative Addendum	<input checked="" type="checkbox"/> Photograph Addenda	<input checked="" type="checkbox"/> Sketch Addendum
<input checked="" type="checkbox"/> Map Addenda	<input checked="" type="checkbox"/> Additional Sales	<input type="checkbox"/> Cost Addendum	<input type="checkbox"/> Flood Addendum	<input type="checkbox"/> Manuf. House Addendum
<input checked="" type="checkbox"/> Hypothetical Conditions	<input checked="" type="checkbox"/> Extraordinary Assumptions	<input type="checkbox"/> Extraordinary Assumptions	<input checked="" type="checkbox"/> Market Trends	<input type="checkbox"/>

Client Contact: _____ Client Name: Floyd Allen Trust U/D/T Dated August 21, 2018
 E-Mail: _____ Address: _____

<p>APPRAISER</p>  <p>Appraiser Name: <u>Glen Kangas</u> Company: <u>GA Appraisals, Inc.</u> Phone: <u>626-264-4345</u> Fax: _____ E-Mail: <u>service@gaappraisalsinc.com</u> Date of Report (Signature): <u>02/05/2024</u> License or Certification #: <u>AR014664</u> State: <u>CA</u> Designation: <u>MNAA</u> Expiration Date of License or Certification: <u>12/15/2024</u> Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>01/29/2024</u></p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date of Report (Signature): _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____</p>
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Assumptions, Limiting Conditions & Scope of Work

File No.: 20240040

Property Address: 1110 Loma Ave

City: Long Beach

State: CA

Zip Code: 90804

Client: Floyd Allen Trust U/D/T Dated August 21, 2018 Address:

Appraiser: Glen Kangas

Address: P.O. Box 736595, Dallas, TX 75373-6595

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's 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 by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by

the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.): THE APPRAISER IS MAKING THE EXTRAORDINARY ASSUMPTION THAT THERE ARE NO HIDDEN REPAIR NEEDS OR DEFECTS. THE USE OF THIS ASSUMPTION COULD HAVE AN EFFECT ON THE RESULTS OF THIS REPORT

Certifications

File No.: 20240040

Property Address: 1110 Loma Ave City: Long Beach State: CA Zip Code: 90804

Client: Floyd Allen Trust U/D/T Dated August 21, 2018 Address:

Appraiser: Glen Kangas Address: P.O. Box 736595, Dallas, TX 75373-6595

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, 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.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: _____ Client Name: Floyd Allen Trust U/D/T Dated August 21, 2018

E-Mail: _____ Address: _____

APPRAISER

SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)

Appraiser Name: Glen Kangas

Company: GA Appraisals, Inc.

Phone: 626-264-4345

Fax: _____

E-Mail: service@gaappraisalsinc.com

Date Report Signed: 02/05/2024

License or Certification #: AR014664

State: CA

Designation: MNAA

Expiration Date of License or Certification: 12/15/2024

Inspection of Subject: Interior & Exterior Exterior Only None

Date of Inspection: 01/29/2024

Supervisory or
Co-Appraiser Name: _____

Company: _____

Phone: _____

Fax: _____

E-Mail: _____

Date Report Signed: _____

License or Certification #: _____

State: _____

Designation: _____

Expiration Date of License or Certification: _____

Inspection of Subject: Interior & Exterior Exterior Only None

Date of Inspection: _____

SIGNATURES

Supplemental Addendum

File No. 20240040

Borrower					
Property Address	1110 Loma Ave				
City	Long Beach	County	Los Angeles	State	CA Zip Code 90804
Lender/Client	Floyd Allen Trust U/D/T Dated August 21, 2018				

This neighborhood has shown a stable market overall in the past 12 months. Normal marketing times are 0-3 months and properties in good condition sell quicker and closer to asking price than properties with repair/updates needs. Demand/Supply is currently in shortage. Interest rate buydowns, loan discounts and other sales concessions are not common. Financing in the subject market is predominantly comprised of conventional loans with a recent increase in cash financing noted.

It should be noted that sales volume declined dramatically in the latter months of 2023 as well as in Jan of 2024.

The Intended User of this appraisal report indicated on page 1 of the report. The Intended Use is to evaluate the property that is the subject of this appraisal for a determining market value, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and the Definition of Market Value. No additional intended Users are identified by the appraiser."

Highest and best use analysis

The subject's current SFR use is judged to be the highest and best use at the present time. The subject's current zoning is residential and the subject meets the four tests of highest and best use.

- Legally Permissible - Yes
- Physically Possible - Yes
- Financially Feasible - Yes
- Maximally productive - Yes

Additionally, even in the subject's current condition, there is contributory value from the structure as vacant land sales in the area suggest a land value of \$450,000 to \$500,000 while those in similar or slightly superior condition to the subject are selling for over \$600,000 in the current market.

Plat Map

Borrower			
Property Address	1110 Loma Ave		
City	Long Beach	County	Los Angeles
		State	CA
		Zip Code	90804
Lender/Client	Floyd Allen Trust U/D/T Dated August 21, 2018		

7254 | 1
SCALE 1" = 60'
1999

1-800-345-7334

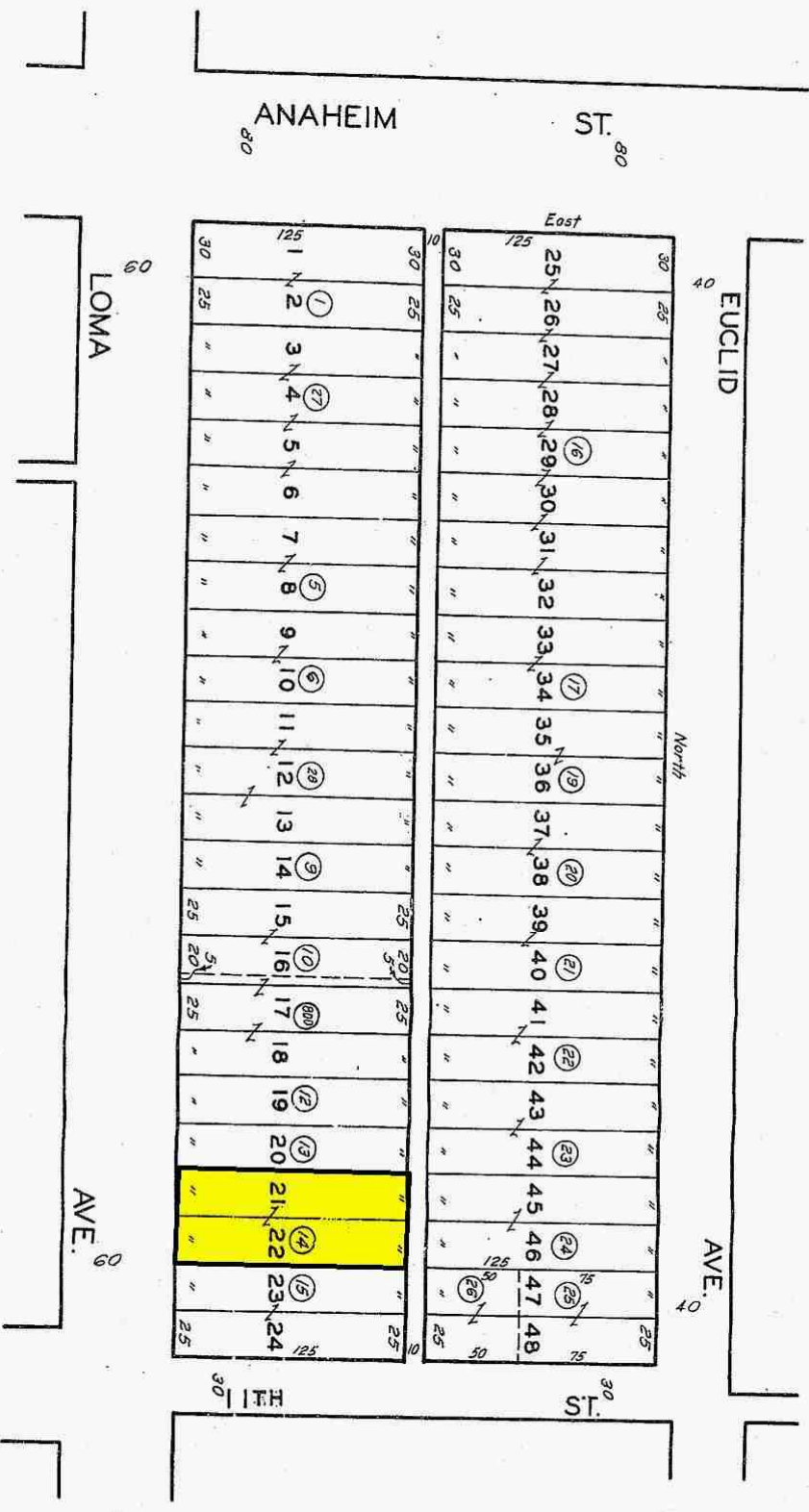


REVISED
2009/16
30051300003 001, 527



CODE
5500

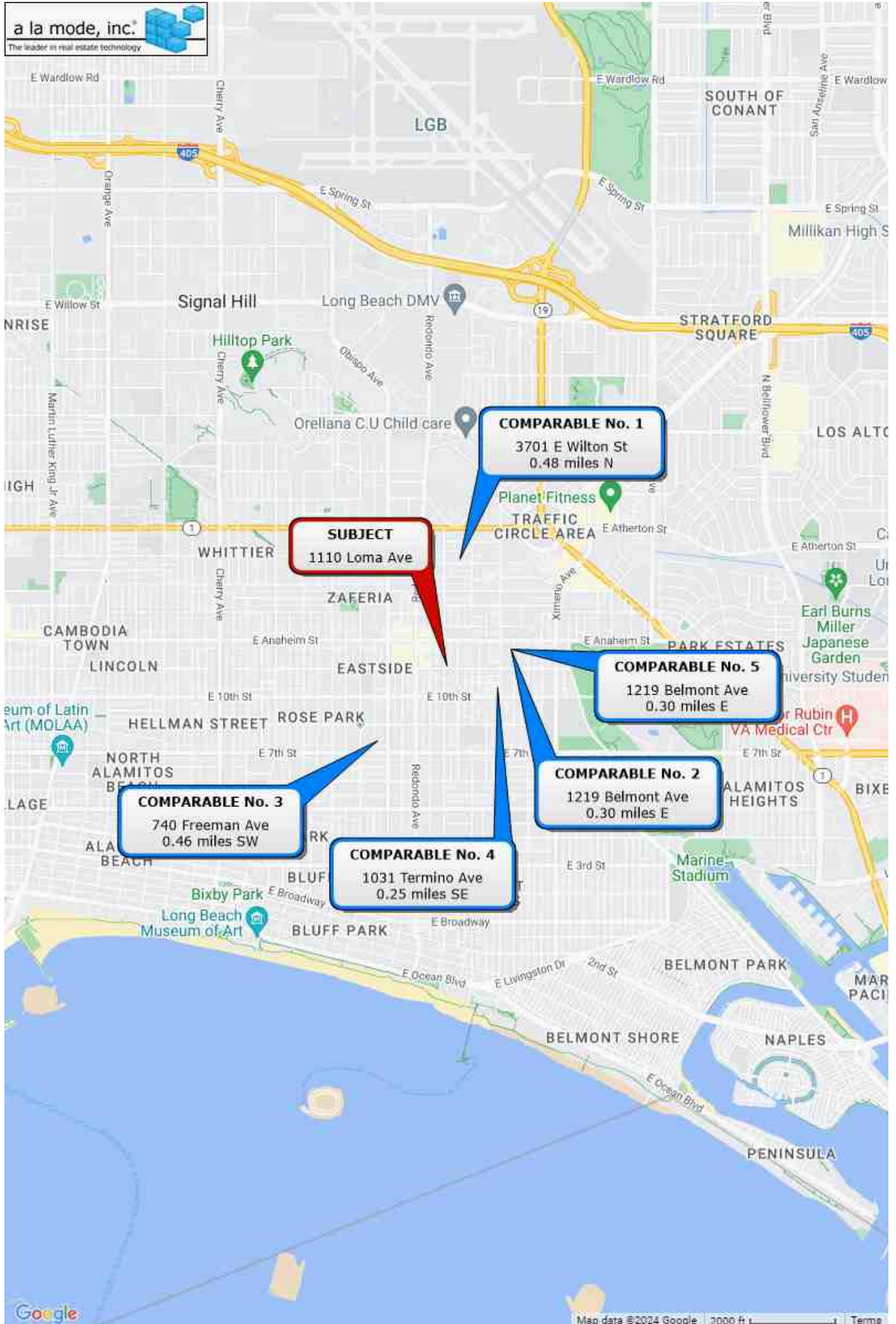
FOR PREV. ASSM'T. SEE: 746-1



MAY 21 1998
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF

Location Map

Borrower				
Property Address	1110 Loma Ave			
City	Long Beach	County	Los Angeles	State CA Zip Code 90804
Lender/Client	Floyd Allen Trust U/D/T Dated August 21, 2018			



Subject Photo Page

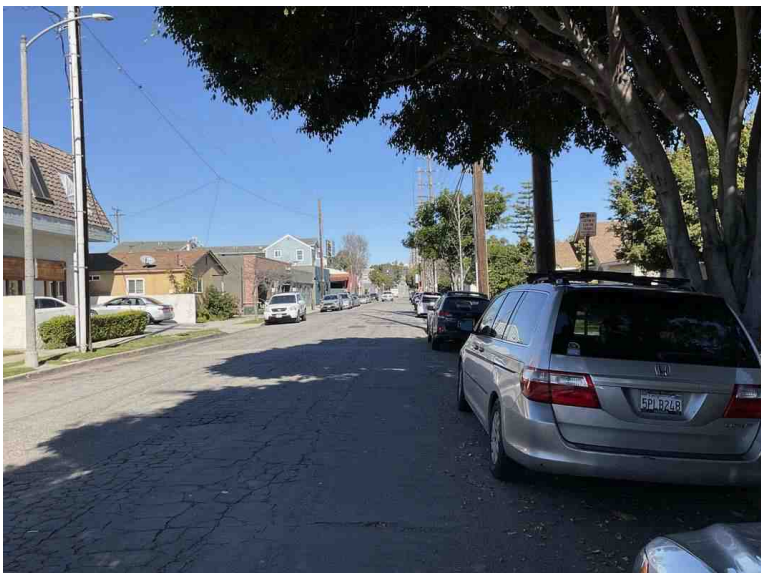
Borrower				
Property Address	1110 Loma Ave			
City	Long Beach	County	Los Angeles	State CA Zip Code 90804
Lender/Client	Floyd Allen Trust U/D/T Dated August 21, 2018			



Subject Front

1110 Loma Ave

Subject Rear



Subject Street

Interior Photos

Borrower				
Property Address	1110 Loma Ave			
City	Long Beach	County	Los Angeles	State CA Zip Code 90804
Lender/Client	Floyd Allen Trust U/D/T Dated August 21, 2018			



Supplemental Addendum

File No. 20240040

Borrower							
Property Address	1110 Loma Ave						
City	Long Beach	County	Los Angeles	State	CA	Zip Code	90804
Lender/Client	Floyd Allen Trust U/D/T Dated August 21, 2018						

MARKET CONDITIONS COMMENTS

Sales Prices: Stable

An analysis was performed on 332 sales from the broader defined neighborhood over the past 36 months. The sales within this group had a median sale price of \$847,750 with a low of \$330,000 and a high of \$2,400,000. This analysis shows a change of +0.3% per month. The median sale price per sqft was \$725.62 with a low of \$260.59 and a high of \$1,458.33. This analysis shows a change of +0.4% per month. An analysis was also performed on 18 competing sales over the past 12 months. The sales within this group had a median sale price of \$952,000 with a low of \$777,000 and a high of \$1,500,000. This analysis shows a change of +0.5% per month. The median sale price per sqft was \$702.53 with a low of \$477.53 and a high of \$918.55. This analysis shows a change of +1.2% per month. An analysis was also performed on 7 competing sales over the past 6 months. The sales within this group had a median sale price of \$954,000 with a low of \$777,000 and a high of \$1,450,000. This analysis shows a change of +7.1% per month. The median sale price per sqft was \$717.18 with a low of \$521.83 and a high of \$907.64. This analysis shows a change of +4.6% per month.

Housing Supply: Increasing

An analysis was performed on 77 sales plus all active listings that are properties from the broader defined neighborhood, over the past 12 months. Based on this entire set of data there is a 1.7 month supply. The same analysis was performed on 18 sales plus all active listings that are competing properties. Based on this entire set of data there is a 1.3 month supply. A monthly analysis was also performed on 77 sales from the broader defined neighborhood over the past 12 months. The total sales per month (absorption rate) for this group was 6.42. Monthly, the absorption rate for this data was reported as (oldest to most recent): 7.00, 10.00, 8.00, 5.00, 8.00, 5.00, 13.00, 4.00, 2.00, 1.00, 10.00, 4.00. The same analysis was performed on 18 competing sales. The total sales per month (absorption rate) for this group was 1.50. Monthly, the absorption rate for this data was reported as (oldest to most recent): 1.00, 1.00, 2.00, 2.00, 4.00, 1.00, 3.00, 1.00, N/A, 1.00, 1.00, 1.00.

Sales Days on Market: Stable

An analysis regarding days on market was performed on 18 competing sales over the past 12 months. For these sales, the median DOM was 23 with a low of 4 and a high of 395. This analysis shows a change of +272% per month.

Price Ratio: Stable

An analysis was performed on 77 sales from the broader defined neighborhood over the past 12 months. The sales within this group had an median sale price to original list price ratio of 100%. This analysis shows a change of -0.5% per month. The same analysis was performed on 18 competing sales. The sales within this group had an median sale price to original list price ratio of 99%. This analysis shows a change of -1.2% per month. A monthly analysis was also performed on 77 sales from the broader defined neighborhood over the past 12 months. The sales within this group had an median sale price to original list price ratio of 100%. Monthly, the median sale price to original list price ratio was reported as (oldest to most recent): 100%, 103%, 104%, 100%, 104%, 101%, 99%, 106%, 103%, 84%, 97%, 97%. The same analysis was performed on 18 competing sales. The sales within this group had an median sale price to original list price ratio of 99% with a low of 84% and a high of 120%. Monthly, the median sale price to original list price ratio was reported as (oldest to most recent): 100%, 100%, 110%, 105%, 94%, 94%, 101%, 117%, N/A, 84%, 91%, 91%.

Market Conditions Analysis

Sales Price: Stable

Neighborhood Data - 36 Months Med Sale \$	Neighborhood Data - 36 Months Med Sale \$/SqFt	Competing Data - 12 Months Med Sale \$	Competing Data - 12 Months Med Sale \$/SqFt
+0.3% <small>Per Month</small>	+0.4% <small>Per Month</small>	+0.5% <small>Per Month</small>	+1.2% <small>Per Month</small>

Housing Supply: Increasing

Neighborhood Data - 12 Months Housing Supply (Months of)	Competing Data - 12 Months Housing Supply (Months of)	Neighborhood Data - 12 Months Absorption (Sales/Month)	Competing Data - 12 Months Absorption (Sales/Month)
-3.4% <small>Per Month</small>	-6.6% <small>Per Month</small>	-3.9% <small>Per Month</small> <small>(grouped monthly)</small>	-2.7% <small>Per Month</small> <small>(grouped monthly)</small>

Sales DOM: Stable

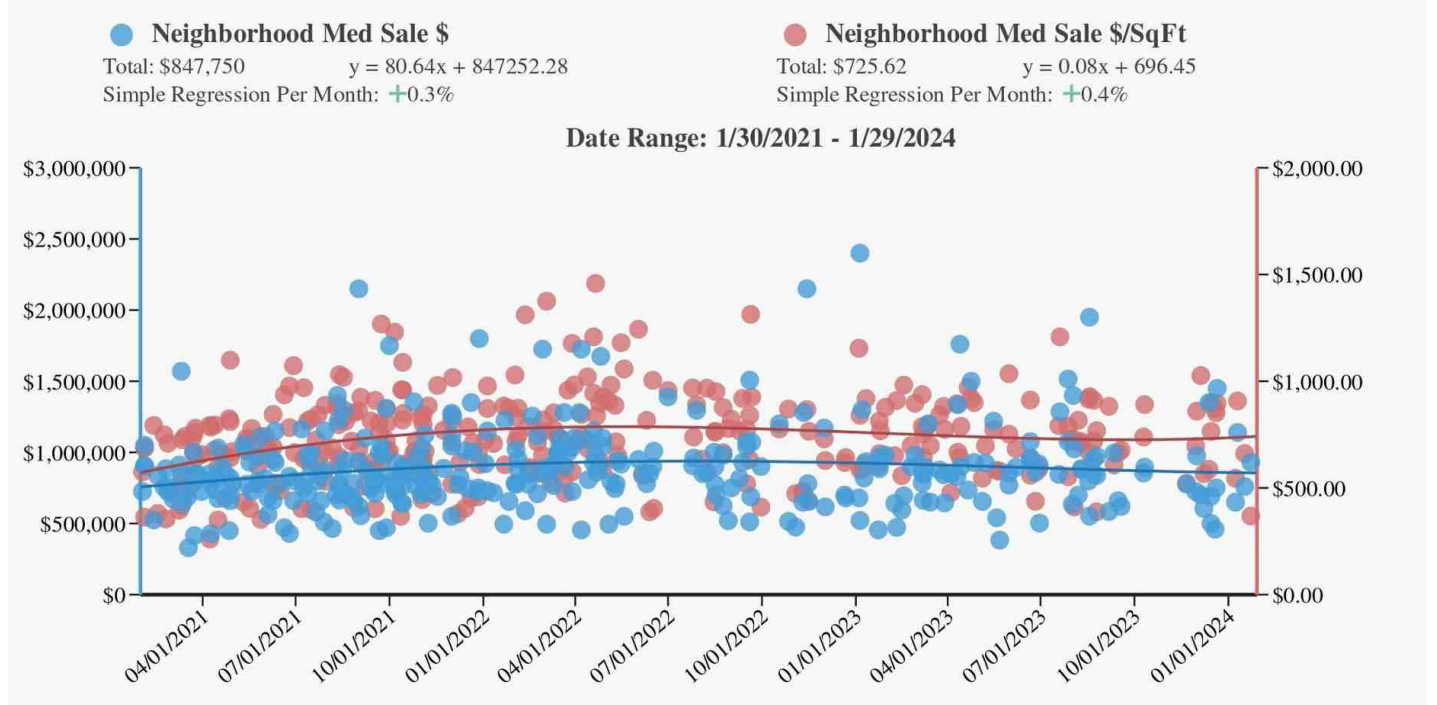
Competing Data - 12 Months Med DOM (Sales)
+272% <small>Per Month</small>

Price Ratio: Stable

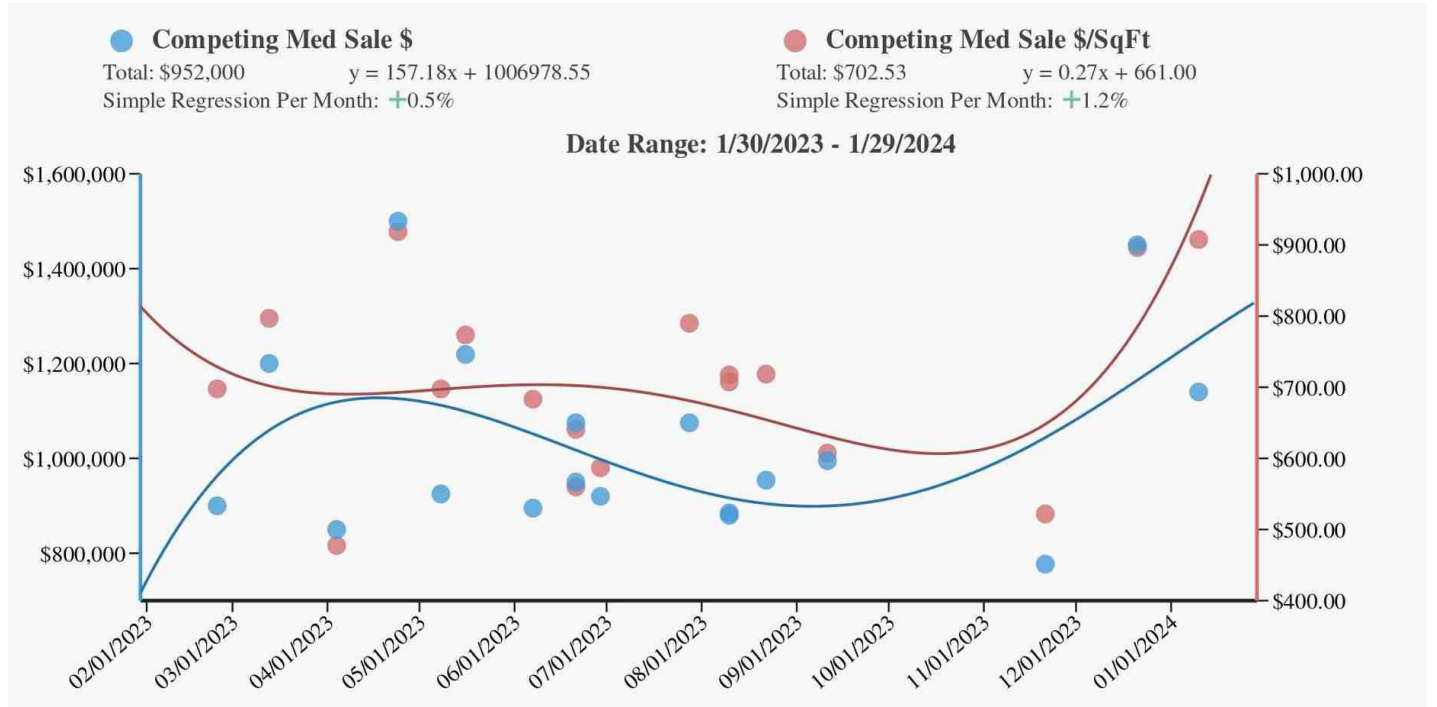
Neighborhood Data - 12 Months Med Sale/Orig List %	Competing Data - 12 Months Med Sale/Orig List %	Neighborhood Data - 12 Months Med Sale/Orig List %	Competing Data - 12 Months Med Sale/Orig List %
-0.5% <small>Per Month</small>	-1.2% <small>Per Month</small>	-0.7% <small>Per Month</small> <small>(grouped monthly)</small>	-1.0% <small>Per Month</small> <small>(grouped monthly)</small>

Photograph Addendum

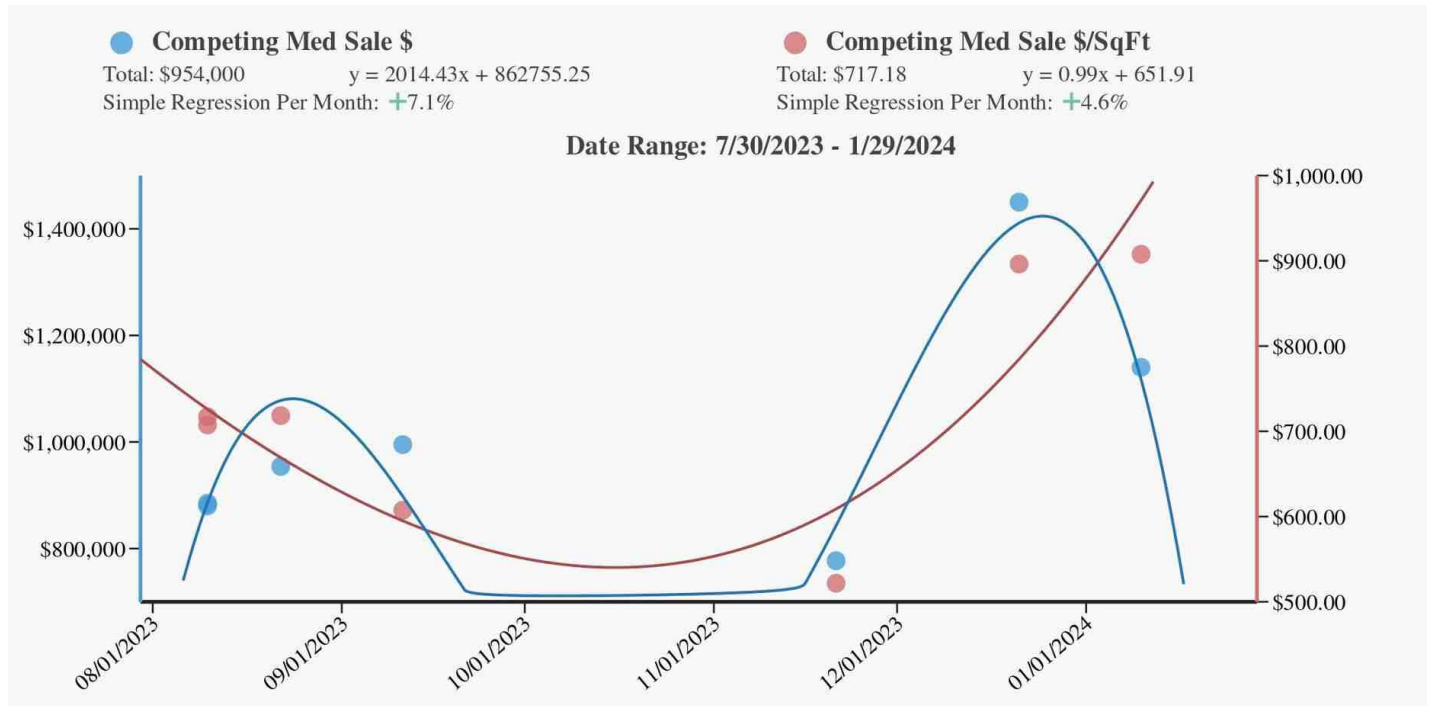
Borrower				
Property Address 1110 Loma Ave				
City	Long Beach	County	Los Angeles	State CA Zip Code 90804
Lender/Client Floyd Allen Trust U/D/T Dated August 21, 2018				



Neighborhood Data - 3 Years



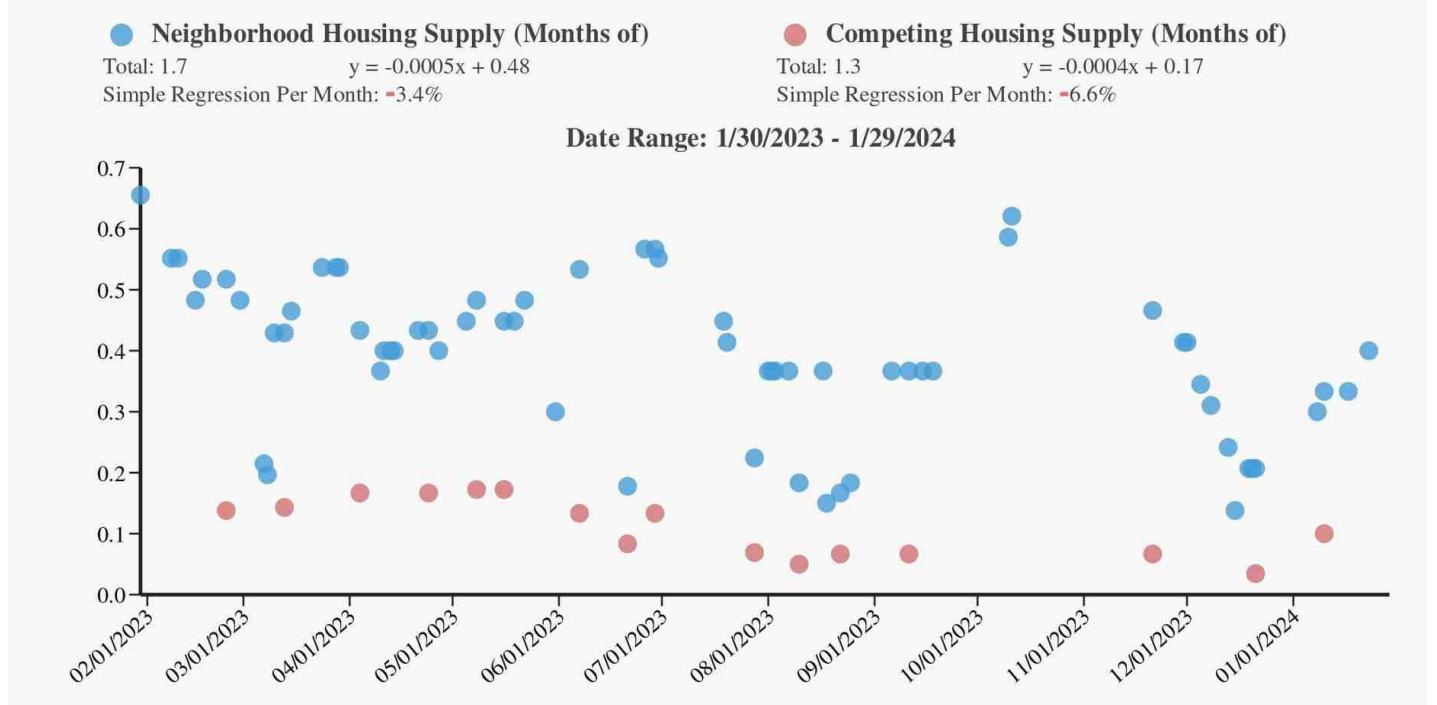
Competing Data - 1 Year



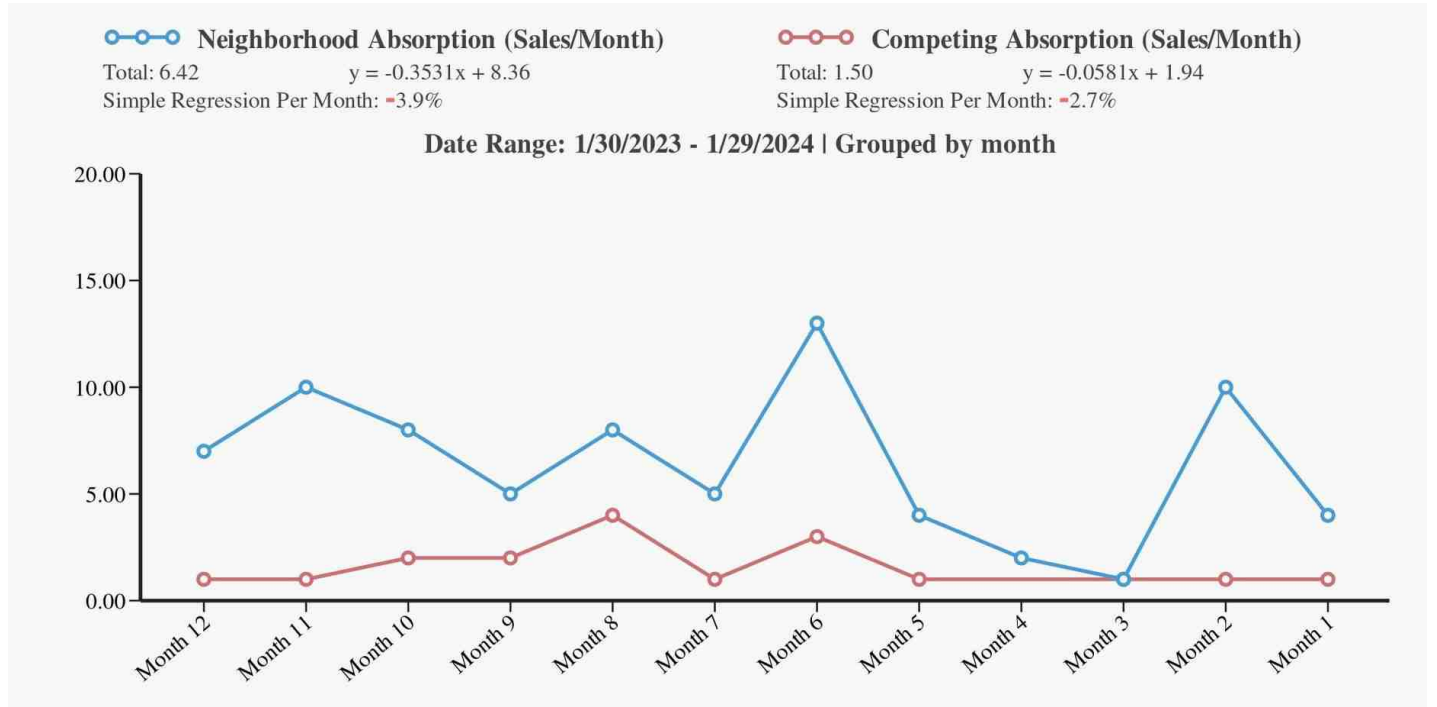
Competing Data - 6 Months

Photograph Addendum

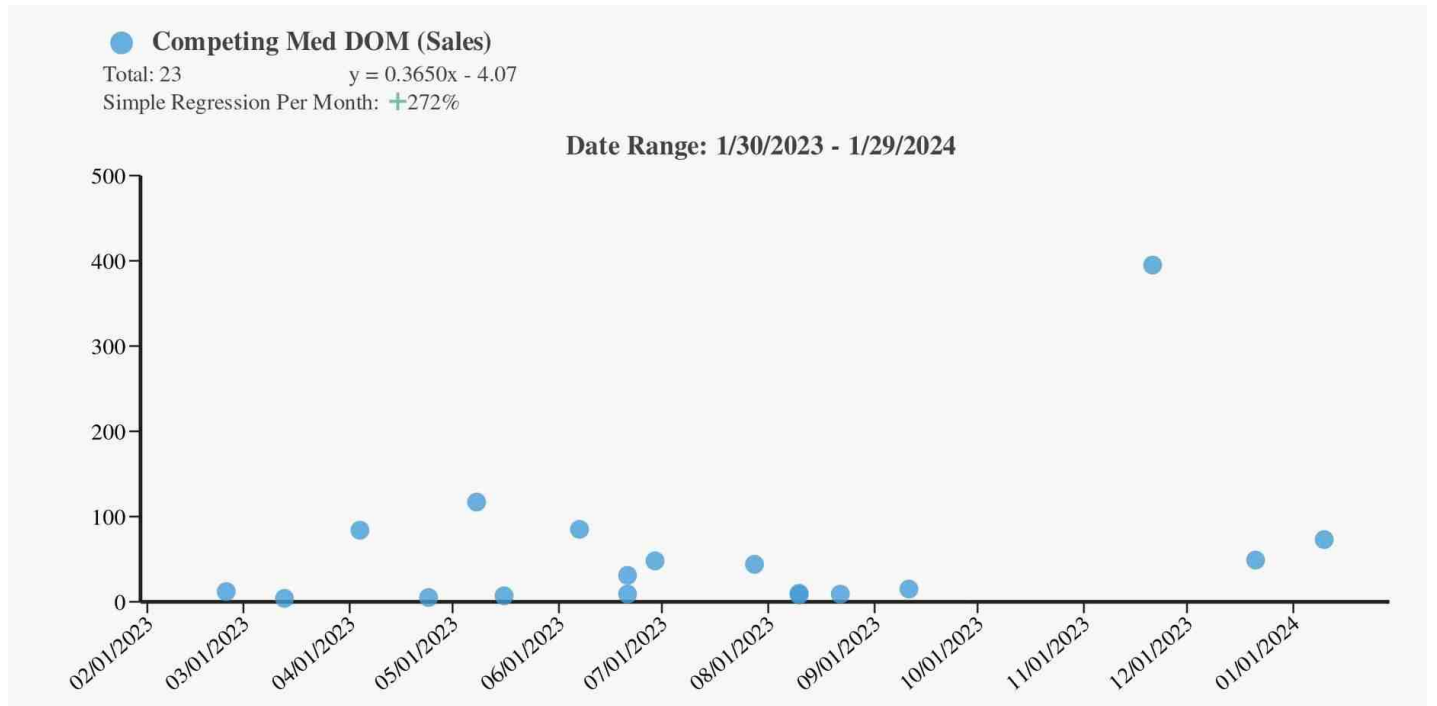
Borrower				
Property Address	1110 Loma Ave			
City	Long Beach	County	Los Angeles	State CA Zip Code 90804
Lender/Client	Floyd Allen Trust U/D/T Dated August 21, 2018			



Housing Supply



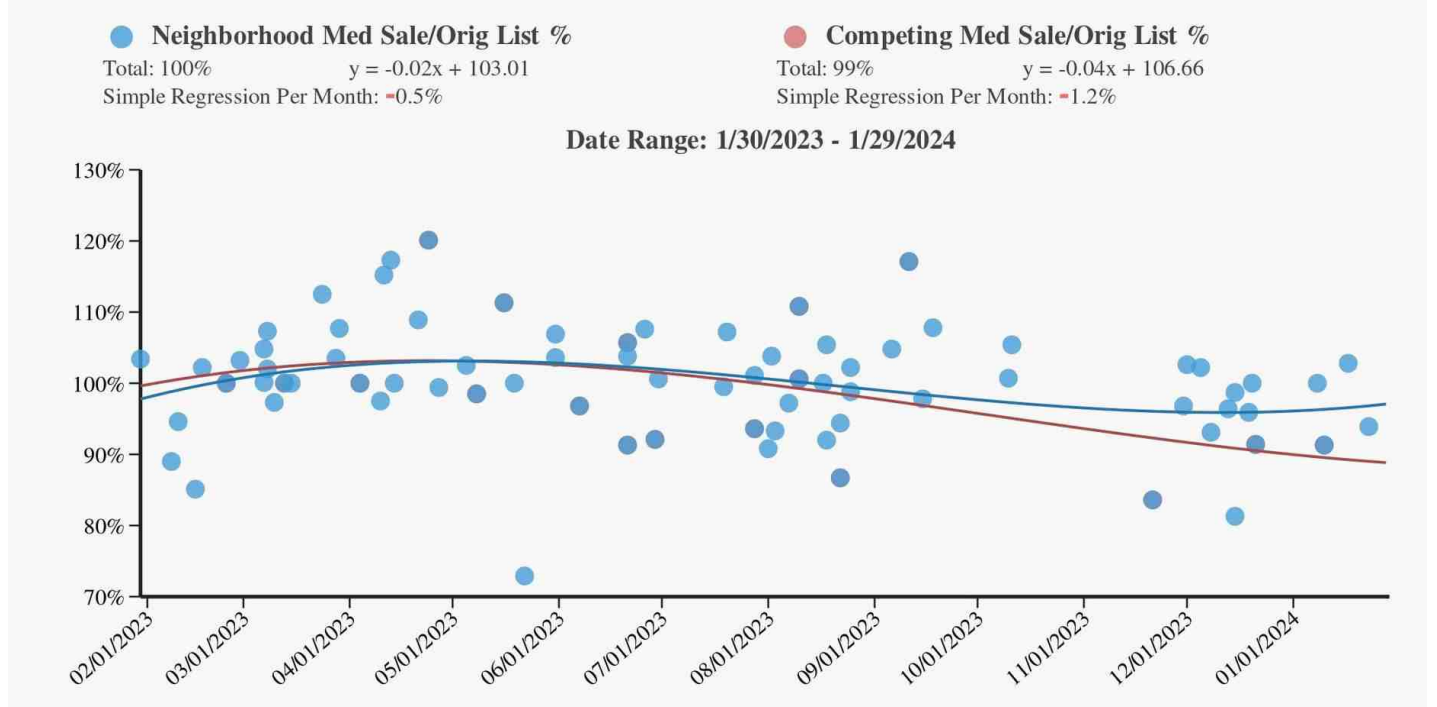
Absorption Rate



Sales DOM

Photograph Addendum

Borrower				
Property Address 1110 Loma Ave				
City	Long Beach	County	Los Angeles	State CA Zip Code 90804
Lender/Client Floyd Allen Trust U/D/T Dated August 21, 2018				



Price Ratio



Price Ratio

MLS Printouts of All Comps Used - Page 1

3701 E Wilton St, Long Beach 90804

STATUS: **Closed**

LIST/CLOSE: **\$575,000/\$620,000** ↑

Redondo East on Wilton (Between Loma & Grand)



BED / BATH: **2/1,0,0,0**
 SQFT(src): **915 (AP)**
 PRICE PER SQFT: **\$677,60**
 LOT(src): **6,711/0,1541 (A)**
 LEVELS: **One**
 GARAGE: **2/Detached**
 YEAR BLT(src): **1948 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **Z/Z**
 SLC: **Standard, Trust**
 PARCEL #: **7253003023**
 LISTING ID: **PW23102289**

[Listing has Supplements](#)

Submit Offer

DESCRIPTION

ATTENTION CONTRACTORS, RENOVATORS, FLIPPERS, AND INVESTORS! FIXER PROPERTY \$\$ CASH ONLY \$\$ SOLD AS-IS! Presenting an exceptional investment opportunity for astute investors, this Single Family Home on an expansive lot spanning 6,711 square feet is brimming with potential. A remarkable feature of this property is its R-2-N zoning, designated for two-family residential use on standard-sized lots. With neighboring homes of similar lot sizes accommodating duplexes, this property opens doors to additional cash flow opportunities. Imagine the potential of residing in one unit while renting out the other, or catering to the needs of a multi-generational family one one lot. Further possibilities include exploring an Accessory Dwelling Unit (ADU) opportunity or expanding the existing home to maximize its potential. The current layout comprises a living room, dining area, kitchen, bathroom, storage room, and two bedrooms situated at the rear of the residence. Ample parking is available with a lengthy driveway and a large detached two-car garage with an electric sub-panel. The property also boasts well-constructed block wall fencing that extends along the sides and rear boundaries, enhancing both security and privacy features. Beyond the property's bounds, enjoy seamless access to major freeways, an array of dining options, diverse retail outlets, sought-after grocery stores, popular fitness centers, picturesque beaches, prestigious golf courses, scenic hiking trails, and charming coffee houses. With such a desirable location, this remarkable opportunity is expected to generate substantial interest and swift action. Act swiftly to seize this exceptional property, offering great cash flow potential for both short-term and long-term investors.

AREA: **3 - Eastside, Circle Area**
 SUBDIVISION: /
 HOA: **\$0**
 LAND LEASE?: **No**
 STRUCTURE TYPE: **House**
 COMMON INTEREST: **None**
 CERTIFIED 433A?:
 PROBATE AUTHORITY:

LIST \$ ORIGINAL: **\$575,000**
 CMN WALLS: **No Common Walls**
 # OF UNITS: **1**
 # UNITS IN COMMUNITY:
 PARKING: **Driveway - Combination, Garage Faces Front, Garage - Two Door**
 HORSE:
 SENIOR COMMUNITY?: **No**
 HIGH SD: **Long Beach Unified**

ROOM TYPE: **All Bedrooms Down, Main Floor Bedroom**
 EATING AREA:

COOLING: **None**
 HEATING: **None**
 VIEW: **Neighborhood**
 WATERFRONT:
 POOL: **None**
 LAUNDRY: **None**

SHOWING / LISTING

SHOW CONTACT TYPE: **See Remarks**
 SHOW CONTACT NAME: **ShowingTime**
 SHOW CONTACT PHONE:
 LOCK BOX: **None, See Remarks/NONE**

OCCUPANT TYPE: **Vacant**
 OWNER'S NAME:
 SIGN ON PROPERTY?:
 LIST AGRMT: **Exclusive Right To Sell**

BAC: **2%**
 DUAL/VARI COMP?: **No**
 POSSESSION: **Close Of Escrow**
 LEASE CONSIDERED?: **No**

SHOWING INSTRUCTIONS: **Use ShowingTime to make an appointment with MIN 4 hours notice! L/A will meet you at the property. ALL BUYERS MUST SEE PROPERTY IN PERSON. NO BLIND OFFERS OR ASSIGNMENTS!!**

PRIVATE REMARKS: PLEASE READ ALL.. CASH ONLY(no hard money)! SOLD AS-IS. NO REPAIRS, CREDITS, OR PRICE REDUCTIONS!! NO BLIND OFFERS (will verify). NO ASSIGNMENTS!! Death on property under 3 years (see ESD in supplements), Successor Trustee selling property, Tax records show 1 Bedroom but there are 2 (supplements show permits). Tax records show 846 SqFt but Appraiser measured 915 SqFt. (in supplements), Please include the following in your offers: Deposit 1 Day, ALL Conting removed in 5 Days, COE 10 Days or less. Please include Trust Advisory and have buyer sign CAR form ESD (in supplements), NO EXCEPTIONS * CONTINGENCY: BUYER REMOVES ANY PERSONAL ITEMS LEFT BY SELLER ON PROPERTY AT COE**

AGENT / OFFICE

LA: **(PSMIJOSE) Jose Smith**
 LA State License: **01389738**
 LO: **(PW0065) Coldwell Banker Realty**
 LO State License: **00616212**
 CoLA:
 CoLA State License:

1.LA EMAIL: **JoseSmithJr@gmail.com**
 2.LA CELL: **562-209-0990**

DATES

LIST CONTRACT DT: **08/24/23**
 ON MARKET DATE: **08/25/23**
 PRICE CHG TSTP:
 STATUS CHG TSTP: **09/18/23**
 MOD TSTP: **09/18/23**
 PURCH CONTRACT DT: **09/06/23**

MLS Printouts of All Comps Used - Page 2

CoLO:
CoLO State License:

CLOSE DATE: **09/18/23**

LO PHONE: **562-494-4600Ext:0**
LO FAX: **562-597-2968**

CLOSING INFORMATION

CLOSE PRICE: **\$620,000**
LIST PRICE: **\$575,000**
LIST \$ ORIGINAL: **\$575,000**

BA: **(PWBOYDJEN) Jennifer Boyd**
BA State License: **01958537**
BO: **Keller Williams Coastal Prop.**
BO State License: **01443822**
CoBA: **()**
CoBA State License:
CoBO:
CoBO State License:

BUYER FINANCING: **Cash**
CONCESSIONS \$: **\$0**
CONCESSION CMTS: **None**

Click Arrow to Display Photos



MLS Printouts of All Comps Used - Page 3



MLS Printouts of All Comps Used - Page 4

AGENT MEDIUM: Residential LISTING ID:
PW23102289

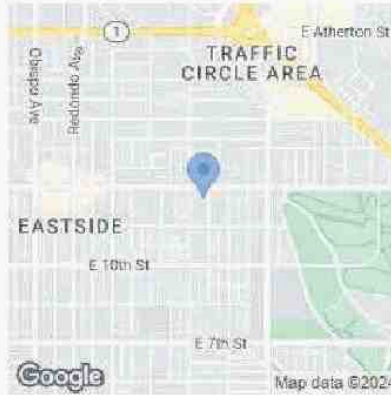
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1219 Belmont Ave, Long Beach 90804

STATUS: **Closed**

LIST/CLOSE: **\$650,000/\$650,000**

Belmont Ave South of E. Anaheim St



BED / BATH: **2/1,0,0,0**
 SQFT(src): **932 (A)**
 PRICE PER SQFT: **\$697,42**
 LOT(src): **5,408/0,1242 (A)**
 LEVELS: **One**
 GARAGE: **2/Detached**
 YEAR BLT(src): **1939 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **0/0**
 SLC: **Standard**
 PARCEL #: **7254005028**
 LISTING ID: **SR23031542**

Submit Offer

DESCRIPTION

Single story Long Beach fixer.

AREA: **3 - Eastside, Circle Area**
 SUBDIVISION: **Belmont Heights (BH)/Belmont Heights (BH)**
 HOA: **\$0**
 LAND LEASE?: **No**
 STRUCTURE TYPE: **House**
 COMMON INTEREST: **None**
 CERTIFIED 433A?:
 PROBATE AUTHORITY:

LIST \$ ORIGINAL: **\$650,000**
 CMN WALLS: **No Common Walls**
 # OF UNITS: **1**
 # UNITS IN COMMUNITY:
 PARKING:
 HORSE:
 SENIOR COMMUNITY?: **No**
 HIGH SD: **Long Beach Unified**

ROOM TYPE: **Kitchen, Living Room**
 EATING AREA:

COOLING: **None**
 HEATING:
 VIEW: **Neighborhood**
 WATERFRONT:
 POOL: **None**
 LAUNDRY: **In Garage**

SHOWING / LISTING

SHOW CONTACT TYPE: **Agent**
 SHOW CONTACT NAME:
 SHOW CONTACT PHONE:
 LOCK BOX: **Combo/Water Pipe**
 SHOWING INSTRUCTIONS: **Text Agent for combo. Do not go direct. Do not use Showing Time.**

OCCUPANT TYPE: **Owner**
 OWNER'S NAME:
 SIGN ON PROPERTY?:
 LIST AGRMT: **Exclusive Right To Sell**

BAC: **2%**
 DUAL/VARI COMP?: **No**
 POSSESSION:
 LEASE CONSIDERED?: **No**

PRIVATE REMARKS: Cash Only

AGENT / OFFICE

LA: (**SR207064225**) **Peter Nicholas**
 LA State License: **02021030**
 LO: (**SR0242400**) **Jude Elias Nassar**
 LO State License: **01982669**
 CoLA:
 CoLA State License:
 CoLO:
 CoLO State License:

1.LA CELL: **818-588-9347**

LO PHONE: **702-355-0883**
 LO FAX: **702-836-9837**

DATES

LIST CONTRACT DT: **02/22/23**
 ON MARKET DATE: **02/23/23**
 PRICE CHG TSTP:
 STATUS CHG TSTP: **03/19/23**
 MOD TSTP: **04/20/23**
 PURCH CONTRACT DT: **02/23/23**
 CLOSE DATE: **03/15/23**

CLOSING INFORMATION

CLOSE PRICE: **\$650,000**
 LIST PRICE: **\$650,000**
 LIST \$ ORIGINAL: **\$650,000**

BA: (**SR207064225**) **Peter Nicholas**
 BA State License: **02021030**
 BO: **Jude Elias Nassar**
 BO State License: **01982669**
 CoBA: **()**
 CoBA State License:
 CoBO:
 CoBO State License:

BUYER FINANCING: **Cash**
 CONCESSIONS \$: **\$0**
 CONCESSION CMTS: **0**

Click Arrow to Display Photos



AGENT MEDIUM: Residential
SR23031542

LISTING ID:

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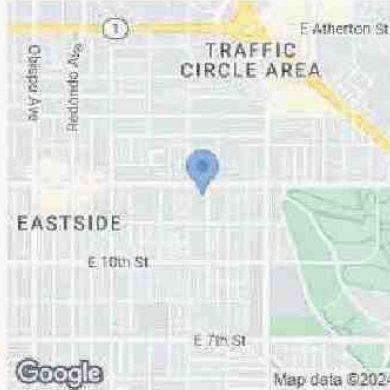
MLS Printouts of All Comps Used - Page 7

1219 Belmont Ave, Long Beach 90804

STATUS: **Closed**

LIST/CLOSE: **\$849,000/\$849,000** ↓

Between E Anaheim St and E 11th



BED / BATH: **2/1,0,0,0**
 SQFT(src): **932 (A)**
 PRICE PER SQFT: **\$910,94**
 LOT(src): **5,408/0,1242 (A)**
 LEVELS: **One**
 GARAGE: **2/Detached**
 YEAR BLT(src): **1939 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **39/39**
 SLC: **Standard**
 PARCEL #: **7254005028**
 LISTING ID: **OC23109374**

Submit Offer

DESCRIPTION

****PRICE REDUCED**** Welcome to this newly renovated two-bedroom one-bath home in the Eastside neighborhood! Located near the circle area, this 5,408 sq.ft. lot is zoned R3 providing room for potential expansion to build an ADU/Apartment. The living area is bright and airy with plenty of natural light. The interior has been fully remodeled with new cabinets, quartz countertops, black hardware, new doors, recessed lighting, light fixtures, and ceiling fans. The gorgeous bathroom features new hexagon flooring and subway tile in the shower. The original wood floors have been beautifully restored throughout the house. Enjoy your cup of coffee or tea from the kitchen nook area with views of the backyard. The covered patio and large backyard provide plenty of room for entertaining. The 2-car garage has been upgraded as well with new interior paint, epoxy flooring and garage door. This space is ideal for a car enthusiast, or it can function as an alternative work space or a bonus room. Laundry hookups and sink are in the garage. The home has received a fresh coat of paint inside and out. The front landscape features a sprinkler system for easy maintenance. Nearby shopping, parks, golfing, schools and proximity to the beach make this a great find.

AREA: 3 - Eastside, Circle Area	LIST \$ ORIGINAL: \$899,000	ROOM TYPE: All	COOLING: None
SUBDIVISION: Eastside	CMN WALLS: No Common Walls	Bedrooms Down	HEATING: Wall Furnace
(ES)/Eastside (ES)	# OF UNITS: 1	EATING AREA: Breakfast Nook, Dining Room, In Kitchen	VIEW: Neighborhood
HOA: \$0	# UNITS IN COMMUNITY:		WATERFRONT:
LAND LEASE?: No	PARKING: Driveway, Garage		POOL: None
STRUCTURE TYPE: House	HORSE:		LAUNDRY: In Garage, Washer Hookup
COMMON INTEREST: None	SENIOR COMMUNITY?: No		
CERTIFIED 433A?:	HIGH SD: Long Beach Unified		
PROBATE AUTHORITY:			

SHOWING / LISTING

SHOW CONTACT TYPE: Agent	OCCUPANT TYPE: Vacant	BAC: 2.5%
SHOW CONTACT NAME: Janeth	OWNER'S NAME: DNG Property Solutions LLC	DUAL/VARI COMP?: No
SHOW CONTACT PHONE: 949-351-6959	SIGN ON PROPERTY?: Yes	POSSESSION:
LOCK BOX:	LIST AGRMT: Exclusive Right To Sell	LEASE CONSIDERED?: No

Supra/On pipe next to driveway
 SHOWING INSTRUCTIONS: **Property is vacant. Go direct. Supra is located on pipe next to driveway. Keys in Supra are for Front door and Garage side door. Please make sure all windows are closed, lights are turned off, and doors are locked after showing! Please text Janeth (949) 351-6959 for any questions.**

PRIVATE REMARKS: Broker/Agent / Seller does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals to satisfy themselves. Please submit all offers with POF, FICO, and pre-approval to offers@fortuneweavers.com. Please text Janeth (949) 351-6959 to confirm your offer was received.

AGENT / OFFICE

LA: (**OCBOCTJAN**) **Janeth Boctor**
 LA State License: **02032881**
 LO: (**J00996**) **Fortune Weavers Realty Inc.**
 LO State License: **02064239**
 CoLA: (**OCPHAMLTIE**) **Lien Pham**
 CoLA State License: **02025081**
 CoLO: **Fortune Weavers Realty Inc.**
 CoLO State License: **02064239**

1.LA TEXT: **949-351-6959**
 2.LA EMAIL: **janboctor@gmail.com**
 3.LA CELL: **949-351-6959**

LO PHONE: **562-761-2721Ext:0**
 LO FAX:

DATES

LIST CONTRACT DT: **06/22/23**
 ON MARKET DATE: **06/22/23**
 PRICE CHG TSTP: **07/18/23**
 STATUS CHG TSTP: **08/22/23**
 MOD TSTP: **08/22/23**
 PURCH CONTRACT DT: **07/31/23**
 CLOSE DATE: **08/22/23**


CLOSING INFORMATION

MLS Printouts of All Comps Used - Page 8

CLOSE PRICE: **\$849,000**
LIST PRICE: **\$849,000**
LIST \$ ORIGINAL: **\$899,000**

BA: **(CLW-C138946) Thomas Bradshaw**
BA State License: **02064754**
BO: **Pellego, Inc.**
BO State License: **02043232**
CoBA: **()**
CoBA State License:
CoBO:
CoBO State License:

BUYER FINANCING: **VA**
CONCESSIONS \$: **\$1,112**
CONCESSION CMTS: **Closing cost credit.**

 Click Arrow to Display Photos





AGENT MEDIUM: Residential
OC23109374

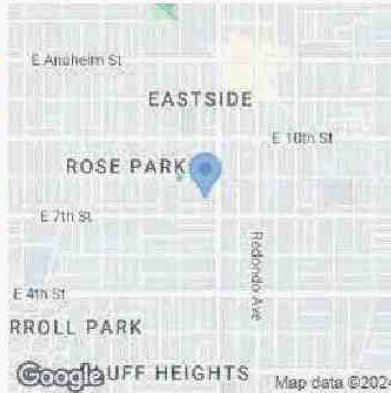
LISTING ID:

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740 Freeman Avenue, Long Beach 90804 STATUS: Closed

LIST/CLOSE: \$899,000/\$920,000 ↓

North of 7th St and west of Redondo Ave



BED / BATH: 3/1,1,0,0
 SQFT(src): 1,568 (AP)
 PRICE PER SQFT: \$586.73
 LOT(src): 6,760/0,1552 (A)
 LEVELS: Two
 GARAGE: 1/Detached
 YEAR BLT(src): 1919 (ASR)
 PROP SUB TYPE: SFR/D
 DOM / CDOM: 48/48
 SLC: Trust
 PARCEL #: 7258020023
 LISTING ID: IG23071995

[Submit Offer](#)

DESCRIPTION

Hurry Up! Completely remodeled 2-story home situated on a huge 6,760 square foot lot (R-2-N zoning i.e., Two family residential, standard lot). Plenty of parking with a long driveway and a detached garage with a workshop. A total of 5 rooms which includes a bonus room (that can be used as an office room or a possible 4th bedroom) and a large laundry room off the kitchen. The bonus room and the laundry room have direct access to the driveway. A downstairs bedroom door opens to the backyard with a beautiful large deck area. It also features an upstairs attic bedroom with an adjacent bathroom. The options are endless with this home's spacious backyard. There is space for outdoor entertainment areas, an ADU, or even a pool! Nestled in a very walkable neighborhood, this home is close to shops and restaurants. Not to mention the beach is less than 2-miles.

AREA: 3 - Eastside, Circle Area	LIST \$ ORIGINAL: \$999,000	ROOM TYPE: Bonus	COOLING: Central Air
SUBDIVISION: Other (OTHR)/Rose Park	CMN WALLS: No Common Walls	Room, Kitchen, Laundry, Living Room, Office, Workshop	HEATING: Forced Air
HOA: \$0	# OF UNITS: 1	EATING AREA:	VIEW: Neighborhood
LAND LEASE?: No	# UNITS IN COMMUNITY:		WATERFRONT:
STRUCTURE TYPE: House	PARKING: Driveway, Garage		POOL: None
COMMON INTEREST: None	HORSE:		LAUNDRY: Gas Dryer Hookup, Individual Room, Inside, Washer Hookup
CERTIFIED 433A?:	SENIOR COMMUNITY?: No		
PROBATE AUTHORITY:	HIGH SD: Long Beach Unified		

SHOWING / LISTING

SHOW CONTACT TYPE: Agent	OCCUPANT TYPE: Vacant	BAC: 2.5%
SHOW CONTACT NAME: Rishav Poudyal	OWNER'S NAME:	DUAL/VARI COMP?: No
SHOW CONTACT PHONE: 323-423-4200	SIGN ON PROPERTY?: Yes	POSSESSION: Close Plus 2 Days
LOCK BOX: Supra/Front railing	LIST AGMT: Exclusive Right To Sell	LEASE CONSIDERED?: No
SHOWING INSTRUCTIONS: Property is vacant. Please text or call Rishav at 323-423-4200 to schedule showing. Supra access available. Requests will be responded as soon as possible. Thank you for your interest!		

PRIVATE REMARKS: * CONTINGENCY: Please email offers with preapproval letter and proof of funds to rishavpoudyal@gmail.com. Seller preferred lender may cross qualify if needed. Any numerical statements regarding square footage, room dimensions and/or lot size are approximations only and have not been verified by Seller or Broker. Buyer is advised to investigate the condition and suitability of all aspects of the property, including but not limited to the foregoing. Assessor shows total living area as 1,340 sq. ft.**

AGENT / OFFICE

LA: (IGPOUDRIS) Rishav Poudyal
 LA State License: 02193584
 LO: (KCGD01) Gold Real Estate
 LO State License: 01017739
 CoLA:
 CoLA State License:
 CoLO:
 CoLO State License:

1.LA TEXT: 323-423-4200
 2.LA CELL: 323-423-4200

 LO PHONE: 951-479-4580
 LO FAX: 951-735-8758

DATES

LIST CONTRACT DT: 04/27/23
 ON MARKET DATE: 04/28/23
 PRICE CHG TSTP: 06/05/23
 STATUS CHG TSTP: 06/29/23
 MOD TSTP: 06/29/23
 PURCH CONTRACT DT: 06/15/23
 CLOSE DATE: 06/29/23

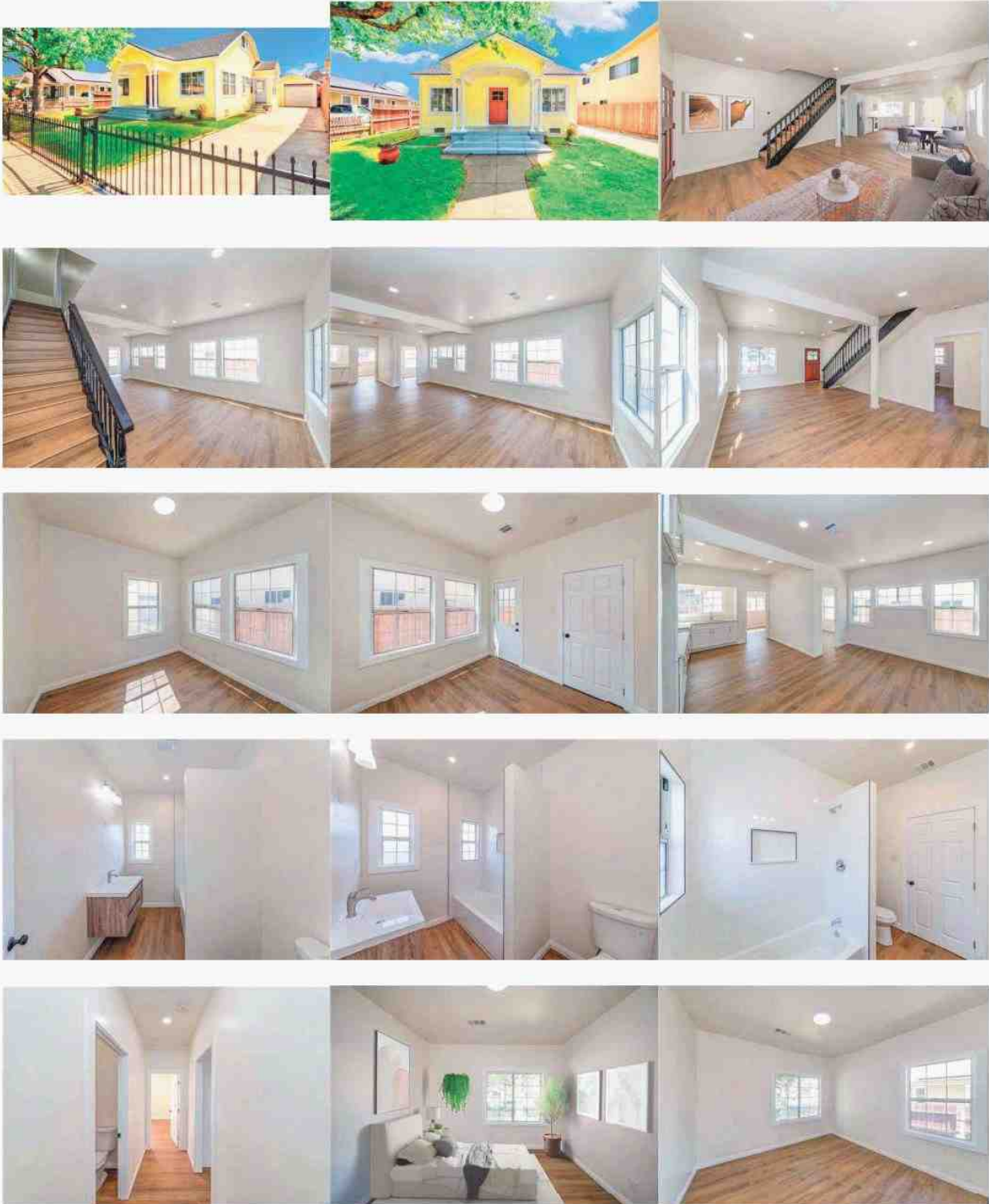
CLOSING INFORMATION

CLOSE PRICE: \$920,000	BA: (VDAVISHE) Shel-lee Davis	BUYER FINANCING: Cash
LIST PRICE: \$899,000	BA State License: 01817412	CONCESSIONS \$: \$0
LIST \$ ORIGINAL: \$999,000	BO: Vista Sotheby's International Realty	CONCESSION CMTS: None
	BO State License: 01922362	

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CoBA: ()
CoBA State License:
CoBO:
CoBO State License:

 Click Arrow to Display Photos







AGENT MEDIUM: Residential
IG23071995

LISTING ID:

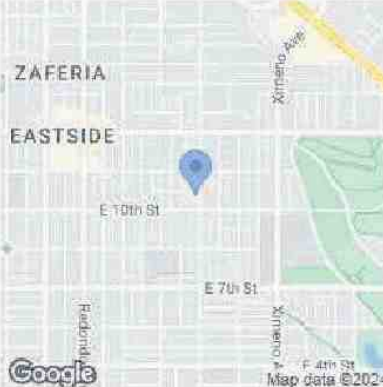
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1031 Termino Ave, Long Beach 90804

STATUS: Closed

LIST/CLOSE: \$899,000/\$950,000 ↑

10th st to Termino (N)



BED / BATH: 3/2,0,0
 SQFT(src): 1,697 (A)
 PRICE PER SQFT: \$559,81
 LOT(src): 4,071/0,0935 (A)
 LEVELS: One
 GARAGE: 1/Detached
 YEAR BLT(src): 1929 (ASR)
 PROP SUB TYPE: SFR/D
 DOM / CDOM: 9/9
 SLC: Standard
 PARCEL #: 7254009005
 LISTING ID: DW23077623

[Submit Offer](#)

DESCRIPTION

Stunning 1929 Spanish home with lots of original charm and character including a stunning arched floor to ceiling front window, high cove ceilings, arched doorways, hardwood flooring and incredible fixtures and door handles. With the modern touches of a gorgeous subway tiled bathroom, new roof, retrofitted foundation, R-3-S lot, tankless water heater and new terracotta flooring in the kitchen. This unique home can be a 3 bedroom 2 bath home or a 2 bed 1 bath home + a 1 bed 1 bath home in the back, it's up to you as there is a separate entrance towards the back of the home to easily make it into two separate units! The large primary suite at the back of the property features a gas fireplace, large closet, ensuite remodeled bathroom and space for a kitchenette. Also enjoy a long driveway with parking for 4+ vehicles, plus a garage with additional storage for a possible ADU conversion. You are close to everything great about Long Beach, blocks from the beach, great schools and restaurants!

AREA: 3 - Eastside, Circle Area	LIST \$ ORIGINAL: \$899,000	ROOM TYPE: All	COOLING: None
SUBDIVISION: Eastside	CMN WALLS: No Common Walls	Bedrooms Down, Family Room, Living Room, Primary Bedroom, Primary Suite, Walk-In Closet	HEATING: Wall Furnace
(ES)/Eastside (ES)	# OF UNITS: 1	EATING AREA: Dining Room, Separated	VIEW: Neighborhood
HOA: \$0	# UNITS IN COMMUNITY:		WATERFRONT:
LAND LEASE?: No	PARKING: Driveway, Paved, Garage, Garage Faces Front, On Site, Private		POOL: None
STRUCTURE TYPE: House	HORSE:		LAUNDRY: Common Area, Inside, Washer Hookup
COMMON INTEREST: None	SENIOR COMMUNITY?: No		
CERTIFIED 433A?:	HIGH SD: Long Beach Unified		
PROBATE AUTHORITY:			

SHOWING / LISTING

SHOW CONTACT TYPE: Agent	OCCUPANT TYPE: Owner	BAC: 2.5%
SHOW CONTACT NAME: Shannon Paul	OWNER'S NAME:	DUAL/VARI COMP?: No
SHOW CONTACT PHONE: 562.706.0100	SIGN ON PROPERTY?: Yes	POSSESSION: Close Of Escrow, Negotiable
LOCK BOX:	LIST AGRMT: Exclusive Right To Sell	LEASE CONSIDERED?: No
Supra/Under Tankless waterheater, b		
SHOWING INSTRUCTIONS: First showing to be during open house times listed below: Thursday 5/11 10am - 1pm, Saturday 5/13 11-1pm. Lockbox to be installed afterwards. If showing after the open houses please use Showingtime and wait for confirmation. Thank you in advance.		
PRIVATE REMARKS: **Offers due by Tuesday 5/16/23 at 5pm***Please send offers to shannon@zaiaestates.com in the subject line write "OFFER:1031 Termino Ave" in the subject line. Please text as well or call once submitted to confirm receipt. Questions, call/text Shannon @ 562.706.0100. Thank you in advance & looking forward to working with you.		

AGENT / OFFICE

LA: (DWPAUSHA) Shannon Paul
 LA State License: 02039030
 LO: (DWZAI) Zaia Estates
 LO State License: 02014153
 CoLA:
 CoLA State License:
 CoLO:
 CoLO State License:

1.LA CELL: 562-706-0100
 2.LA CELL: 562-706-0100
 3.LA EMAIL: shannon@zaiaestates.com
 4.LA CELL: 562-706-0100
 5.LA CELL: 562-706-0100
 6.LO FAX:
 LO PHONE: 562-706-0100
 LO FAX:

DATES

LIST CONTRACT DT: 05/09/23
 ON MARKET DATE: 05/10/23
 PRICE CHG TSTP:
 STATUS CHG TSTP: 06/22/23
 MOD TSTP: 06/22/23
 PURCH CONTRACT DT: 05/19/23
 CLOSE DATE: 06/21/23

CLOSING INFORMATION

CLOSE PRICE: \$950,000	BA: (dwpausha) Shannon Paul	BUYER FINANCING: Conventional
LIST PRICE: \$899,000	BA State License: 02039030	CONCESSIONS \$: \$6,000

MLS Printouts of All Comps Used - Page 15

LIST \$ ORIGINAL: **\$899,000**

BO: **Zaia Estates**
BO State License: **02014153**
CoBA: **()**
CoBA State License:
CoBO:
CoBO State License:

CONCESSION CMTS: **Credit in lieu of repairs.**

 Click Arrow to Display Photos



AGENT MEDIUM: Residential
DW23077623

LISTING ID:

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