APPRAISAL OF REAL PROPERTY



LOCATED AT

1502 Ocean Dr Hermosa Beach, CA 90254 E B SM1THS REPLAT LOT 37

FOR

OPINION OF VALUE

1,800,000

AS OF

05/28/2025

BY

Mark A. Hearn Hearn Quality Appraisal, Inc

(310)245-7715 manager@hearnquality.com

Hearn Quality Appraisal, Inc. -4 UNIT RESIDENTIAL APPRAISAL REPORT File No.: 1502Ocean State: CA Property Address: 1502 Ocean Dr City: Hermosa Beach Zip Code: 90254 County: Los Angeles Legal Description: E B SM1THS REPLAT LOT 37 Assessor's Parcel #: 4185-009-006 R.E. Taxes: \$ 2,062 Special Assessments: \$ 0 Tax Year: 2024 SUBJ Current Owner of Record: Borrower (if applicable): Mills Dawn and Papadakis Trust HOA: \$ 0 Owner Project Type: PUD Other (describe) per yr. per mo. Map Reference: 62-C6 Market Area Name: Hermosa Beach East Census Tract: 6210.01 The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe Current (the Inspection Date is the Effective Date) Prospective This report reflects the following value (if not Current, see comments): **X** Retrospective Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach (See Reconciliation Comments and Scope of Work) Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe) Intended Use: Estate Puposes Intended User(s) (by name or type): Dawn Mills Client: Dawn Mills Address: 12099 W. Washington Blvd., Suite 410, Los Angeles, CA 90066 Appraiser: Mark A. Hearn 175 E Mountain View Street, Long Beach, CA 90805 Location: Urban Suburban Rural 2 - 4 Unit Housing Change in Land Use Predominant Present Land Use Occupancy **X** Over 75% Under 25% Built up: 25-75% **PRICE** AGE One-Unit Not Likely 60 % \$(000) Growth rate: Rapid X Stable Slow **X** Owner (yrs) 2-4 Unit 30 % Likely * ☐ In Process * Property values: Increasing **X** Stable Declining Tenant 1,450 Iow 0 Multi-Unit 5 % To: In Balance Over Supply **X** Vacant (0-5%) High Demand/supply: Shortage Comm'l 5 % 3,100 110 Marketing time: ■ Under 3 Mos. 3-6 Mos. Over 6 Mos. ☐ Vacant (>5%) Pred % 2,000 89 Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): See attached addenda AREA MARKET Site Area Dimensions: 40' X 95' 3,800 sf Zoning Classification: HBR1YY Description: Single Family Residential Legal Legal nonconforming (grandfathered) Illegal No zoning Zoning Compliance: Yes 🗙 No 🗌 Unknown Yes 🔀 No Ground Rent (if applicable) Are CC&Rs applicable? Have the documents been reviewed? \$ Present use, or Highest & Best Use as improved: Other use (explain) Actual Use as of Effective Date: Use as appraised in this report: Duplex Duplex Summary of Highest & Best Use: See Addendum Off-site Improvements Utilities **Public** Other Provider/Description Public Private Frontage 40' Electricity X X Topography So Cal Edison Street **Asphalt** Level \overline{X} Gas Width Size So Cal Gas Co 30' Typical Water Shape Surface Cal Water Service Asphalt Rectangular Sanitary Sewer X Curb/Gutter Drainage City of Hermosa Bch Concrete Good $\overline{\mathsf{X}}$ X Storm Sewer City of Hermosa Bch Sidewalk View Peek Ocean Concrete X X Telephone Spectrum, T-mobile Street Lights Incandescent Multimedia Spectrum, T-mobile Alley Asphalt Other site elements: Corner Lot Cul de Sac Underground Utilities Other (describe) Inside Lot FEMA Map Date: 04/21/2021 FEMA Map #: 06037C1907G Yes No FEMA Flood Zone: X FEMA Spec'l Flood Hazard Area: Site is an interior, street to street lot surrounded by like properties. No adverse site influences noted. Site fronts West to a "T" intersection and lies at the west of 15th Street and Ocean Drive. Site has peek ocean views from the interior of the first and second floors, positive market effect. Site is 2-units zoned R1, considered legal (grandfathered), non-conforming use. If destroyed by natural causes, it may be rebuilt to it's original permitted use, per City of Hermosa Beach municipal code. No adverse effect on marketability, see comps # with similar non-conforming use relative to zoning. ■ None General Description Exterior Description Foundation Basement Heating Accessory Unit Foundation Slab Area Sq. Ft. Type Wall Concrete Exterior Walls % Finished # Stories # Bldgs. __ Crawl Space X Fuel Stucco/Gd Gas Ceiling Type X Det. Att. Roof Surface Basement Comp/Gd Design (Style) Spanish Gutters & Dwnspts. Sump Pump Walls Cooling None Alum/Gd Existing Proposed Und.Cons. Window Type Damoness Alum/Avg Floor Central Actual Age (Yrs.) Storm/Screens Settlement Other Outside Entry 93 Alum/Gd Infestation Effective Age (Yrs.) 50 Car Storage Interior Description **Appliances** # Attic None Amenities None Stairs Fireplace(s) # 2 Floors Refrigerator Woodstove(s) # Garage # of cars (4 Tot.) Lam Wd/Tl/Gd 2 Drop Stair Walls Attach. Plster/Drywl/Gd Range/Oven 2 Patio Open . 6 Detach. Trim/Finish Disposal Scuttle Deck Wd/Avg 2 None Bath Floor Dishwasher Doorway Porch Blt.-In Tile/Gd Cvd 2

Bath Wainscot

Unit # 1 contains:

Unit # 2 contains:

Unit # 3 contains:

Doors

Tile/Gd

Fan/Hood

Microwave

Rooms

Rooms;

Rooms

5

Washer/Drver

Floor

Heated

Finished

Bedrooms;

Bedrooms:

Bedrooms:

Bedrooms

Fence

Pool

Wd

None

Bath(s);

Bath(s);

Bath(s);

885

1.187

Sq.Ft. GLA Above Grade

Sq.Ft. GLA Above Grade

Sq.Ft. GLA Above Grade

Sg.Ft. GLA Above Grade

Carport

Driveway

Surface

Concrete

The Total Gross Building Area

2,072 Sq.Ft.

for the Subject Property is:

2-4 UNII RESIDENTIAL AI									<u>KAIS</u>	ALI	REPU	<u> </u>				F	ile No.	: 1:	502Oce	an	
IMPROVEMENTS (cont.)	Additiona	al features:	Ba	lcon	ıy																
Sor																					
) S																					
Ĕ	Describe	the condition of	of the	prope	erty (includ	ing physic	al, fun	ctior	nal and ext	ernal obso	lescence):		2-s	tory dup	olex wi	th built-in 2-c	ar g	arag	e. Impr	ovemen	its
宣	includ	e: refinishe	d hai	rdwc	ood flooi	s. upda	ted b	ath	rooms.	newer r	olumbing ar	nd e				cean has end					
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				•			ilar, an	d pr	oximate re	ntal prope	rties comparab	le to	the su	ıbject prop	erty. Th	is analysis is inte	nded t	o sup	port the		
	<u> </u>	of the market re	ent for	the s		perty.															
	FE	EATURE			SUBJECT			С	OMPARAB	BLE RENTA	AL # 1		C	OMPARAE	BLE REN	TAL # 2		CC	MPARAB	LE RENTA	L#3
	Address	1502 Oce	an D)r			2410) P	rospect	Ave		12	57 B	onnie B	rae St		541	Pin	e St		
		Hermosa	Bead	ch, C	CA 9025	4	Herr	nos	sa Beac	h, CA 9	0254	Не	ermos	sa Beac	h, CA	90254	Her	mos	a Beacl	n, CA 90	0254
	Proximity	y to Subject					0.44	mi	les N	,		_		iles S					es S	<u> </u>	
		Monthly Rent	\$							\$	4,000				\$	8,800				\$	3,850
	Less: U		-\$							-\$	 000				-\$	0,000				-\$	0,000
		urnishings	-\$							-\$					-\$					-\$	0
		-									0					0					0
		lent Concess.	+\$							+\$	0	_			+\$	0	_			+\$	0
	-	nthly Rent	\$							\$	4,000				\$	8,800				\$	3,850
		Rent / GLA	\$		/sq	.ft.				\$	2.40 /sq.ft.				\$	3.27 /sq.ft.				\$	4.53 /sq.ft.
	Data Sou	. ,	Ins	pect			CRN				;DOM 64	CRMLS #PW24095168;DOM			68;DOM 8	CRI				;DOM 26	
	RENT A	DJUSTMENTS	<u></u>		ESCRIPTIC	N	<u></u>	DESCRIPTION			+/- \$ Adjust	_		ESCRIPTIO	ON	+/- \$ Adjust	$oxed{L}$		SCRIPTIO	N	+/- \$ Adjust
S	Rent Cor	ntrol	X	Yes	No		X	X Yes No				Yes No						Yes	No		
Ś	Lease Da	ate	Мо	to N	/lo		03/1	03/13/2025				05	/30/2	2024			07/	15/20	024		
	Location			sider					treet				side				1	ider			
Z	Design (anisł			Trac						aditio								
<u>~</u>	Age	7 -1	93	IIOI	•		52	allional				72					Traditional 68				
RENTAL ANALYSIS	Condition	n	Goo	0d			Avei	-0~	0			1	ood				God	٠d			
Z	Total GB		Goo	ou		70 og fl	Avei	ag		200 00 ft		GC	ou	0.0	204.00	4	Goc	u		FO 00 #	
2	Total #				2,0	72 sq.ft.		1,668 sq.ft.				2,691 sq.ff			.it.				50 sq.ft.		
COMPARABLE			2				2					2	2 224 27 #			Д	2				
AB	Total GL		1			72 sq.ft.	-	. 1		68 sq.ft.		2,691 sq.ft.			.IL.				50 sq.ft.		
ARI	Unit Brea		Tot.		Baths	GLA	Tot. B	-	Baths	GLA		-	Bed. Baths GLA				Tot. Bed. Baths GLA				
ΜĒ		Unit # 1	4	1	1	885		1	1	668		4	1	1	74		5	2	1	850	
ΙÖΙ		Unit # 2	5	2	1	1,187	5	2	2	1,000		4	1	2	1,94	16					
احا		Unit # 3					\sqcup														
		Unit # 4																			
	Pool Fea	itures	Nor	ne			Non	е				No	one			None					
	Fireplace	es	2 F	irepl	aces		Non	е					2 Fireplaces				None				
	Parking				arage		2-Car Garage				2-Car Garage					1 Car Garage					
	View				cean		Non					Peek Ocean			Peek Ocean						
												Peek Ocean					Peek Ocean				
	Net Rent	tal Adjustment ((Total))			Г	7 +	· 🔲 –	\$		T - I \$									
		d Monthly Mark								\$	4,000				\$	8,800				\$	3,850
	Analysis	of rental data:		Su	biect is	under t	ne re	nt c	cap bill.	AB1482	2. Tenant P	rote	ection	Act of	2019	Rents are lim	ited	to a	5% anr	ual incr	
	_		exist													ect's immedi					
		ssions were								_									<u> </u>		
	001100	COIOTIC WOL	3 110	.ou.	r tornto re	ingo no	ψ ι	-	371110 10	φοσσοπ	110.										
	Rent Sc	hedule: The	annra	aiser r	nust recon	cile the ar	olicabl	e ind	dicated mo	onthly mar	ket rents to pro	vide	an opi	inion of th	e marke	rent for each un	it in th	e sub	iect prope	rtv.	
				eases			P • • •	T		, , , , , , , , , , , , , , , , , , , ,	Actual Rent								of Market I		
					e Dates			+		Per L			T	Total	_		Per Un			1	Total
	Unit #	Begin	Data	Lous	Datos	End Date		+	Unfurnis		Furnished		1	Rents	-	Unfurnished	01 011		rnished		Rents
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딤		Mo				to Mo				2,056			_		2,056		56 \$				2,056
SUBJECT RENT SCHEDULE	2	Me	0		+	to Mo		\$		3,115			\$	3	3,115		15 \$			\$	3,115
ပ္က	3							\$			\$		\$;	5	\$			\$	
<u>-</u>	4							\$			\$		\$		- 1	5	\$			\$	
	Commer	nts on lease dat	ta <u>I</u>	Leas	ses were	not		_	otal Actua				\$	5	5,171	Total Gross Mont	hly Re	nt		\$	5,171
2	review	ved, per clie	nt.						ther Montl				\$			Other Monthly Inc			,	\$	
ပြု									otal Actua		ncome		\$,	Total Estimated M	lonthly	Inco	me	\$	5,171
띯	Utilities i	ncluded in estir	nated	rents		Electric	X Wa	ater	X Sev	ver	Gas Oil	×	Tras	sh collection	on [Multimedia	T	eleph	one	Other	
اقا	Comments on actual or estimated rents and other monthly i								e (includin	g personal	property)			Actual	rents a	are within the	abo	ve r	ental su	rvey at	
اما	\$2.50/SF. and are used due to rent control.																				
	INCOME	APPROACH 1	ΓΟ VΑ	LUE	X	The Inco	ne Apr	roa	ch was no	t develope	d for this appra	isal.									
		Rent Multiplier																			
	GI COO II	ioni manipiloi		\ddres	29			П	Dat	te	Sale Price		(-	Gross Rent		GRM			Cor	nments	
되	11441.000							_	06/24/		1,995,0	200	_		800		Doo	. Oα		ew, Roo	f Dook
AC	2410 Prospect Avenue Hermosa Reach									, ,		1	-,	000					-	I DCOV	
2	2410 Prospect Avenue, Hermosa Beach						\dashv	03/13/		1,450,0								busy s			
1257 Bonnie Brae, Hermosa Beach 2410 Prospect Avenue, Hermosa Beach 1101 19th St, Hermosa Beach 90254 Opinion of Monthly Market Rent \$ 5,171 Summary of Income Approach (including support for market re						<u>, , , , , , , , , , , , , , , , , , , </u>	03/18/		1,262,0				750	336.53	INO /				A		
Opinion of Monthly Market Rent \$ 5,171 X Summary of Income Approach (including support for market rent							Gross Rent			<u>8.1</u>	_	= \$,800,025		inc	iicated Va	iue by inco	ome Approach		
ME	Summar	y or income Ap	proac	in (Inc	iuaing sup	ιροπ tor m	iarket r	ent a	and GKM)		the GRI	VI İS	with	in the ra	ange c	of the comps.					
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Z																					

2-	4 UNIT RES															2Ocean	
		-	ot reveal	any prior sa	ales or t	transfers	s of the su	ubjed	ct property for the	three y	ears pri	or to the et	fective date of this	apprais	al.		
TRANSFER HISTORY	Data Source(s): Realis 1st Prior Subject Sa		nefor	Analı	ucic of	cala/tran	nefor hieto	n/ a	nd/or any current	aroon	nent of c	ala/lictina:	The au	hia at h			end within the
2	Date:	ait/ II ai	112161					-	#1-6 have no	-		-					red within the
Ě	Price:				1 00 1	HOHER	3. OOIII	ipo	#1-0 Have Ho	prior	uans	ICI WILIII	II IZ IIIOIIIII (n tricii	idot i c	ported 3	aic.
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קַּ	2nd Prior Subject S	ale/Tra	ınsfer	_													
2	Date: Price:			-													
	Source(s):																
	SALES COMPARISON APP	PROA(CH TO V	ALUE (if de	velope	d)		The	Sales Comparisor	Appro	ach wa	s not devel	oped for this appr	aisal.			
	FEATURE		SUBJ	ECT		COM	/IPARABL	E SA	ALE # 1		COM	IPARABLE	SALE # 2		CON	1PARABLE S	SALE # 3
	Address 1502 Ocean						pect Av			_		ie Brae			9 5th 9		
	Hermosa Bea Proximity to Subject	ach, (CA 902	254		nosa I miles		CA	90254-2721		nosa t miles		SA 90254-402		mosa i 3 miles		A 90254-4814
	Sale Price	\$			0.44	IIIIICS	· IN	\$	1,450,000	0.12	IIIIICS		\$ 1,995,00		HIIICS		2,050,000
	Sale Price/GBA	\$		/sq.ft.	\$	869.3	30 /sq.ft.		, ,	\$	741.3	36 /sq.ft.	, ,	\$	867.	91 /sq.ft.	, ,
	Gross Monthly Rent	\$		5,171	\$		4,000	_		\$		8,800		\$		7,000	
	Gross Rent Multiplier Price per Unit	\$			¢.	_	362.50	$\overline{}$		\$		226.70		\$	4 (292.86	
	Price per Room	\$			\$		7 <u>25,000</u> 161,111			\$		97,500 249,375		\$		025,000 186,364	
	Price per Bedroom	\$			\$		183,333			\$		97,500		\$		410,000	
	Data Source(s)	Insp	ection	/MIs	CRN			_	69;DOM 64	CRI			5168;DOM 8	CRI			335;DOM 15
	Verification Source(s)	Rea					511/Rea	alis		Doc		88/Real				720/Reali	
	VALUE ADJUSTMENTS Rent Control	X	DESCRI	PHON T No	X	DESCRI	PHON ☐ No		+/- \$ Adjust	X	DESCR	IPTION 7 No	+/- \$ Adjust		DESCR Yes	No No	+/- \$ Adjust
	Sales or Financing		169	ווט	Arm		_ INU			Arm] INU		Arm			
	Concessions					v;5000	00			Con				Cas			
	Date of Sale/Time	N/A			03/1	3/202	5			06/2	4/2024	4		s06	/23;c0	4/23	
	Rights Appraised		Simple			Simpl					Simpl				Simpl		
	Location Site		<u>identia</u>)0 sf	ı <u>l</u>	3186	/ Stree	et		+72,500 +31,000			ı l		Res 568	identia	al	-94,000
	View		k Ocea	an	None				+31,000			an			k Oce	an	-94,000
	Design (Style)		nish		Trad	litional			,		itional				nish		
	Quality of Construction		rage		Aver	age				Aver	age				rage		
	Age Condition	93			52				.405.000	72	-1/D		50.00	50			
	Total GBA	Goo		,072 sq.ft.	Aver		,668 sq	.ft.	+125,000	Goo		,691 sq.f		00 Goo		2,362 sq.ft	
_	Total # of Units	2	_	,012 - 1	2		,000			2		,001-4		2		-,00 <u>-</u>	
2	Total GLA			,072 sq.ft.			,668 sq	.ft.	+81,000			,691 sq.f	t124,00			2,362 sq.ft	-58,000
2	Unit Breakdown	Total		Baths	Total	Bdrms	Baths	4		Total	Bdrms	Baths		Total	+		00.000
ļ	Unit # 1 Unit # 2	5	2	1	5	2	2		-20,000	4	1	2		5 0 6	3	2	-20,000 -40,000
Š	Unit # 3								-20,000								-40,000
אַ צ	Unit # 4																
₹	Basement & Finished	0			0sf					0sf				0sf			
Ş	Rooms Below Grade Functional Utility	Δνα	rage		Aver	ane				Aver	200			Δνα	rage		
מי	Heating/Cooling	Wal			Wall					Wall				Wal			
SALES COMPARISON APPROACH	Energy Efficient Items	Non			None					Non	е			Non			
Ŋ	Parking		ar Gara	age		ar Gara	age				r Gara	_			ar Gar	age	
	Porch/Patio/Deck	Pati	0		Balc	ony				Roo	f Deck	•	-25,00	00 Dec	k		
	Not Adjusting and (Total)					.		φ.			٦.		<u></u>		<u> </u>		
	Net Adjustment (Total) Adjusted Sale Price					+		\$	362,000	L	+	X -	\$ -199,00	00 [+	X - \$	-212,000
	of Comparables							\$	1,812,000				\$ 1,796,00	00		9	1,838,000
	Adjusted Price of Comparab	les per	r GBA		\$	1	,086.33	3	.,,	\$		667.41	,	\$		778.15	-,,
	Adjusted Price of Comparab				\$		906,000			\$		98,000		\$		919,000	
	Adjusted Price of Comparab				\$		201,333			\$		24,500		\$		167,091	
	Adjusted Price of Comparab Ind. Val. per GBA \$	868.7			J⊅ SF∶	GBA =	\$04,000 \$		00,009 Ind. Va	φ I. ner l		98,000 90 \$	00,000 X	\ 2	Units	367,600 = \$	1,800,000
		200,0				oms =			00,000 Ind. Va				00,000 X	3		ooms = \$	1,800,000
	Summary of Sales Comparis	son Ap	proach	The	e appı	raised	value i	S S	upported by the	ne ad	dition	al indica	tors of value.	See A	ttache	d Addend	
	Indicated Value by Cale	- ^			h ¢												

<u>2</u> .	<u>-4 UNIT RESIDENTIAL APPRAISAL REP</u>	ORT	File	No.: 1502Ocean
	COST APPROACH TO VALUE (if developed) The Cost Approach was not devel	loped 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 es	stimating site value).		
	Support for the opinion of site value (summary of comparable land saids of other methods for es	- Julia and Jacobs		
ᆽ				
COST APPROACH	ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$
180	Source of cost data:	DWELLING	Sq.Ft. @ \$	=\$
API	Quality rating from cost service: Effective date of cost data: Comments on Cost Approach (gross living area calculations, depreciation, etc.):		O Sq.Ft. @ \$ Sq.Ft. @ \$	=\$ =\$
ST	Comments on cost Approach (gross living area calculations, depreciation, etc.).		Sq.Ft. @ \$	=\$
ပ္ပ			Sq.Ft. @ \$	=\$
				=\$
		Garage/Carport	Sq.Ft. @ \$	=\$
		Total Estimate of Cost-New Less Physical	Functional	External
		Depreciation	Tunctional	=\$()
		Depreciated Cost of Improvement	S	=\$
		"As-is" Value of Site Improvemen	its	=\$
				=\$
	Estimated Remaining Economic Life (if required): Year	rs INDICATED VALUE BY COST APP	DOVCH	=\$ =\$
	PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Pla	*	IIOACII	Ψ
	Legal Name of Project:			
	Describe common elements and recreational facilities:			_
₽				
PUD				
	Indicated Value by: Sales Comparison Approach \$ 1,800,000 Income Ap	pproach\$ 1,800,025	Cost Approac	h (if developed) \$ N/A
	Final Reconciliation See attached addenda.			
<u>N</u>				
Ι	This appraisal is made X "as is", subject to completion per plans and specifi	inations on the basis of a Hypo	thetical Conditi	on that the improvements have been
RECONCILIATION	completed, subject to the following repairs or alterations on the basis of a Hypo			
Š	the following required inspection based on the Extraordinary Assumption that the condi			
R				
	This report is also subject to other Hypothetical Conditions and/or Extraordinary As	ssumptions as specified in the a	ttached addenda	Э.
	Based on the degree of inspection of the subject property, as indicated below	w, defined Scope of Work, St	atement of As	ssumptions and Limiting Conditions,
	and Appraiser's Certifications, my (our) Opinion of the Market Value (or other s of this report is: \$ 1,800,000 , as of:	specified value type), as define 05/28/2025		he real property that is the subject the effective date of this appraisal.
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions a	and/or Extraordinary Assumptio	ns included in	this report. See attached addenda.
S	A true and complete copy of this report contains <u>38</u> pages, including exhibits w		oart of the rep	ort. This appraisal report may not be
ATTACHMENTS	properly understood without reference to the information contained in the complete re	•		V
昗	Attached Exhibits: Scope of Work Limiting Co Sketch Addendum Map Addenda Cost Adden	ond./Certification Narrative		Photograph Addenda Additional Sales
ĭ	Additional Rentals Map Adderida		iendum iary Assumptior	
ΑT				
		t Name: Dawn Mills		
		12099 W. Washington Blvd		-
	APPRAISER	SUPERVISORY APPRAISE or CO-APPRAISER (if appl		u)
		or oo / ii i iii iio Eii (ii appi	ioubio)	
ES	Mark a Har			
I.S	we will be the	Supervisory or		
M	Appraiser Name: Mark A. Hearn			
SIGNATURES	Company: Hearn Quality Appraisal, Inc Phone: (310)245-7715 Fax:	Company:Phone:	Fa	X:
	E-Mail: manager@hearnquality.com	E-Mail:		
	Date of Report (Signature): 07/09/2025	Date of Report (Signature):		
	License or Certification #: AR013140 State: CA	License or Certification #:		State:
	Designation: SCREA Expiration Date of License or Certification: 02/28/2027	Designation: Expiration Date of License or Certific	ation:	
				Exterior Only None
	Date of Inspection: 07/03/2025	Date of Inspection:		

Spinor of the maket mit for the subject property: FATURE SUBJECT COMPANNUE REVITIAL # 4 COMPANNUE REVITIAL # 5 COMPANNUE REVITIAL # 5	opinion of the market re FEATURE Address 1502 Oce Hermosa	rent for the s		rent, simi	BLE ilar, and p	roximate rei	ntal proper	ties comparab	le to t	he sub	ject prope	erty. This a	analysis is inter			502Oc		
Address 1502 Ocean Dr	Address 1502 Oce Hermosa		subject prop															
Hermosa Beach, CA 90254	Hermosa		SUBJECT					L# 4		CON	/IPARABL	E RENTA	L# 5		C	OMPARA	BLE RENT	AL# 6
Proximity to Subject			04.0005					2054										
Current Monthly Rent S	FIUXITIILY TO SUDJECT	Beach, C	CA 90254	1			h, CA 90	0254										
Less: Utilities		\$			0.19 m	illes SE	s	4 000				\$					\$	
Funishings																		
Adj. Monthly Rent																		
Adj. Mo. Rent / GLA S								0										
Data Source(s) Inspection																	_	
RENT ADJUSTMENTS				ft.								\$	/sq.ft.				\$	
Rent Control				NI.				i		DEC	CDIDTIO	NI	ı / ¢ Adiyot		וח	CCDIDTI	ON	1/6/
Lease Date				V			IN	+/- \$ Aujust				V	+/- \$ Aujust	\vdash				+/- \$ F
Design (Style)										103	110] 100		<u> </u>	
Age 93 77 77 50 77 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>																		
Condition Good Very Good Sq.ft. sq.			h			onal												
Total GBA																		
Total # of Units 2		Good		70"	Very G		FC "											4
Total GLA		12	2,07	/2 Sq.π.	1	1,2	:50 sq.ft.					sq.ft.					sq.	IL.
Unit Breakdown		2	2.07	72 sn ft	4	1 2	50 saft		sa.ft.					sa.ft.			ft.	
Unit # 1		Tot. Bed.			Tot. Bed.				Tot.	Bed.	Baths			Tot.	Bed.	Baths		
Unit # 2 5 2 1 1,187																		
Unit # 4		5 2	1												\Box			
Pool Features None None Fireplaces 2 Fireplaces None Parking 2-Car Garage 1 Car Garage View Peek Ocean Peek Ocean Net Rental Adjustment (Total)														\square	_			
Fireplaces 2 Fireplaces None					NI-				\vdash					\vdash				
Parking 2-Car Garage 1 Car Garage View Peek Ocean Peek Ocean Net Rental Adjustment (Total) +			laces															
View Peek Ocean Peek Ocean Net Rental Adjustment (Total) + - \$ + - \$ + - \$ + - \$ + - \$						Garage												
Indicated Monthly Market Rent \$ 4,000 \$ \$																		
Indicated Monthly Market Rent \$ 4,000 \$																		
					<u></u>	+ 📙 –			L	+					+	·	_	
Analysis of rental data: See Addendum.				_			\$	4,000				\$					\$	



Α	DDITIONAL	CO	MF	ARA	BL	E S	ALES	3					File No.:	1502	2Ocean	
	FEATURE		SUBJ				PARABLE SA			COMF	PARABLE	SALE # 5			ARABLE SA	LE# 6
	Address 1502 Ocean	Dr			832	16th S						<u> </u>				<u> </u>
	Hermosa Bea		A 902	254				A 90254-3231								
	Proximity to Subject					miles										
	Sale Price	\$					\$	2,050,000				\$			\$	
	Sale Price/GBA	\$		/sq.ft.	\$	732.6	37 /sq.ft.		\$		/sq.ft.		\$		/sq.ft.	
	Gross Monthly Rent	\$		5,171	\$		6,700		\$				\$			
	Gross Rent Multiplier	ļ			<u> </u>		305.97									
	Price per Unit	\$			\$		25,000		\$				\$			
	Price per Room Price per Bedroom	\$			\$ \$		86,364		\$ \$				\$			
	Data Source(s)	+ -		/N/Io	1		10,000 23244406	-DOM 24	ĺφ				\$			
	Verification Source(s)	Reali	ection	/IVIIS			3244400 303/Realis									
	VALUE ADJUSTMENTS		DESCRI	PTION		DESCRIF		+/- \$ Adjust		DESCR	IPTION	+/- \$ Adjust	:	DESCRI	PTION	+/- \$ Adjust
	Rent Control	X	Yes [No	X		No			Yes 🗌	No			Yes] No	
	Sales or Financing				Arml	_th										
	Concessions	<u> </u>			Conv											
	Date of Sale/Time	N/A				23;c04										
	Rights Appraised Location		Simple			Simple										
	Site	3,800	dentia	il	3801	dentia	l						_			
	View		o si c Ocea	an		c Ocea	an .									
	Design (Style)	Span		211		itional										
	Quality of Construction	Avera			Aver											
	Age	93			48											
	Condition	Good	b		Good	b										
	Total GBA	<u> </u>	2	2,072 sq.ft.	<u>↓</u>	2	,798 sq.ft.				sq.	ft.			sq.ft.	
	Total # of Units	2			2											
	Total GLA	T.1.1		2,072 sq.ft.			,798 sq.ft.	-145,000		Dilimin	Sq.	π.	Takal	D.J.	sq.ft.	
	Unit Breakdown Unit # 1		Bdrms		Total	Bdrms	Baths	40.000	Total	Bdrms	Baths		Total	Bdrms	Baths	
	Unit # 2	5	2	1	5 6	3	2	-40,000 -40,000								
	Unit # 3	3		-	+	3		-40,000								
_	Unit # 4															
APPROACH	Basement & Finished	0		1	0sf											
Ś	Rooms Below Grade															
PP	Functional Utility	Avera	age		Aver				Aver	age			Avei	age		
	Heating/Cooling	Wall			Wall				Wall				Wall			
SO	Energy Efficient Items Parking	None			None			50.000	None	е			Non	<u>e</u>		
ARI	Porch/Patio/Deck	Patio	r Gara	age		r Gara	age	-50,000					_			
SALES COMPARISON	r ordryr alloy Deck	Pallo)		Deck											
၀၁																
ES			-			-										
ΆL																
0)					<u> </u>											
	Net Adjustment (Total)				╙	+	X - \$	-275,000	L	+	<u> </u>	\$		+	\$	
	Adjusted Sale Price							4 775 000				Ф				
	of Comparables Adjusted Price of Comparab	lec ner	GRA		\$		634.38	1,775,000	\$			\$	\$		\$	
	Adjusted Price of Comparab				\$		87,500		\$				\$			
	Adjusted Price of Comparab				\$		61,364		\$				\$			
	Adjusted Price of Comparab			 m	\$		55,000		\$				\$			
	Summary of Sales Comparis						,									
	-															
	I															

Assumptions, Limiting Conditions & Scope of Work

<u>lssumptions, Limiting Condition</u>	าร & S	Scope of Work	File No.:	1502Ocean	
Property Address: 1502 Ocean Dr		City: Hermosa Beach	State: CA	Zip Code: 90254	
Client: Dawn Mills	Address:	12099 W. Washington Blvd.,	Suite 410, Los Ange	eles, CA 90066	
Appraiser: Mark A Hearn	Address:	175 F Mountain View Street	Long Beach, CA 90	805	

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 future operation of the property assumes skilled and adequate management but are not represented to be historically based.
- 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 quarantees, 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 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. All information furnished regarding rental rates, lease terms, or projections of income and expense is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof.
- 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.): Appraisal is under the extraordinary assumption that the property was in good condition as of the effective date - similar to the condition as of the inspection date. If this assumption is found to be false it could substantially alter the final appraised value.

Certifications File No.: 1502Ocean

Property A	ddress: 1502 Ocean Dr		City: Hermosa Beach	State: CA	Zip Code: 90254
Client:	Dawn Mills	Address:	12099 W. Washington Blvd., Suite 4	10, Los Angeles	s, CA 90066
Appraiser:	Mark A. Hearn	Address:	175 E Mountain View Street, Long B	each, CA 90805)

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:

"Fair Market Value" is defined as:

The fair market value, within the meaning of § 1.170A-1(c)(2), of the contributed property on the valuation effective date;

"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.

Source of Definition: The IRS defines Fair Market Value in Revenue Ruling 59-60

I Certify:

- (1) The fee charged for the appraisal is not of a type prohibited by paragraph (c)(6)[11] of this section; and
- (2) Appraisals prepared by the appraiser are not being disregarded pursuant to 31 U.S.C. 330(c) on the date the appraisal summary is signed by the appraiser

"I understand that my appraisal will be used in connection with a return or claim for refund. I also understand that, if there is a substantial or gross valuation misstatement of the value of the property claimed on the return or claim for refund that is based on my appraisal, I may be subject to a penalty under section 6695A of the Internal Revenue Code, as well as other applicable penalties. I affirm that I have not been at any time in the three-year period ending on the date of the appraisal barred from presenting evidence or testimony before the Department of the Treasury or the Internal Revenue Service pursuant to 31 U.S.C. 330(c)"

	Client Contact: Dawn Mills Clier	nt Name: Dawn Mills
	E-Mail: dawn@carefiduciary.com Address:	12099 W. Washington Blvd., Suite 410, Los Angeles, CA 90066
	APPRAISER	SUPERVISORY APPRAISER (if required)
		or CO-APPRAISER (if applicable)
		, , , ,
S	Mark a Han	
SIGNATURES	wide a free	Supervisory or
Ħ	Appraiser Name: Mark A. Hearn	Co-Appraiser Name:
Ž	Company: Hearn Quality Appraisal, Inc	Company:
ဗွ	Phone: (310)245-7715 Fax:	Phone: Fax:
	E-Mail: manager@hearnquality.com	E-Mail:
	Date Report Signed: 07/09/2025	Date Report Signed:
	License or Certification #: AR013140 State: CA	License or Certification #: State:
	Designation: SCREA	Designation:
	Expiration Date of License or Certification: 02/28/2027	Expiration Date of License or Certification:
	Inspection of Subject: Interior & Exterior Exterior Only None	Inspection of Subject: Interior & Exterior Exterior Only None
	Date of Inspection: 07/03/2025	Date of Inspection:

Supplemental Addendum

		Cappioniontal Addonadin	THUT	o. 15020cean	
Borrower	N/A				
Property Address	1502 Ocean Dr				
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 9025	4
Lender/Client					

File No. 1502Ocean

State of California Disaster Areas:

On January 7, 2025, Los Angeles County faced a series of devastating wildfires, notably the Palisades and Eaton fires, fueled by extreme Santa Ana winds and prolonged drought conditions. In response, the Los Angeles County Board of Supervisors declared a local emergency to mobilize resources and coordinate the response efforts.

Following this, California Governor Gavin Newsom proclaimed a state of emergency for Los Angeles and Ventura counties, enabling the deployment of additional state resources to assist in combating the fires and supporting affected communities.

Subsequently, on January 8, 2025, President Joe Biden approved a Major Disaster Declaration for California, specifically for the areas affected by wildfires and straight-line winds beginning January 7, 2025. This federal declaration made funding available to individuals and businesses in Los Angeles County for recovery efforts, including temporary housing, home repairs, and below market loans to cover uninsured property losses.

These coordinated declarations at the county, state, and federal levels facilitated a comprehensive response to the wildfires, aiming to address immediate needs and support long-term recovery for the affected communities.

The subject is located +/-16 miles SE of the Palisades Fire and +/-27 miles SW of the Eaton Fire. The subject is not impacted by the Disaster Areas, there is no apparent impact on the market area, the subject property or the appeal/marketability of the subject property.

• GP 2-4 Unit: Market Area Description - Boundaries, Description, Conditions

Hermosa Beach occupies a narrow strip of land just over one square mile along the Pacific Coast, bordered by Manhattan Beach to the north and Redondo Beach to the south and east. Pacific Coast Highway bisects the city from northwest to southeast, providing a direct coastal thoroughfare, while Interstate 405 lies roughly one mile inland, offering regional access to the San Fernando and San Gabriel Valleys ([Wikipedia][1], [Hermosa Beach][2]). As one of the "Beach Cities" in the South Bay region of Los Angeles County, Hermosa Beach sits approximately 22 miles southwest of downtown Los Angeles and about 20 miles south of Santa Monica along The Strand, a continuous beachfront path connecting the three neighboring coastal communities ([Trippy][3], [Wikipedia][1]).

Over the past five years, Hermosa Beach home values have demonstrated sustained upward momentum. In May 2025 the median sale price reached \\$2,750,000, reflecting a 23.7 percent increase year-over-year and a market that on average moves from listing to sale within 23 days ([Redfin][4]). Looking further back, real estate in Hermosa Beach has appreciated at an average annual rate of about 8 percent over the past decade, with cumulative growth exceeding 100 percent over ten years – trends that imply a roughly 50 percent increase in median values since mid-2020 ([NeighborhoodScout][5]). The market's resilience is underscored by consistent demand, limited supply and a stable number of transactions, even as per-square-foot pricing has moderated in line with broader Southern California seasonal cycles.

Employment in Hermosa Beach reflects its service-oriented local economy. The City of Hermosa Beach itself is the largest single employer, with 168 staff members handling municipal services, followed by grocers such as Vons (121 employees), Lazy Acres (107) and Trader Joe's (94). The Hermosa Beach City School District employs around 90 educators and support personnel across its three K–8 campuses ([Wikipedia][1]).

Residents rely on a suite of public services managed both locally and by Los Angeles County. Law enforcement is provided by the Hermosa Beach Police Department, operating 24/7 from 540 Pier Avenue with a full complement of sworn officers and civilian staff ([Hermosa Beach][2]). Fire protection and paramedic services come via Los Angeles County Fire Department Station 100 and the County Lifeguard Division, headquartered at the Hermosa Beach Pier since 2006. Educational services for K–8 are overseen by the Hermosa Beach City School District, while high school students attend either Mira Costa or Redondo Union High Schools under neighboring districts ([Wikipedia][6], [Wikipedia][1]). The Hermosa Beach Library at 550 Pier Avenue offers lending, digital resources and community programming under the LA County Library system ([Hermosa Beach][7]).

In terms of connectivity, Los Angeles International Airport lies just seven miles to the north-northwest, a roughly 12-minute drive under light traffic conditions ([Travelmath][8]). Long Beach Airport is approximately 18 miles southeast, accessible via Pacific Coast Highway and the 405 freeway. For commuters into central Los Angeles, Interstate 405 provides a direct-but occasionally congested-route northward, while Pacific Coast Highway serves as the primary coastal link to Santa Monica, Venice and Malibu. This combination of local and regional transportation corridors supports both daily commuting and leisure travel for Hermosa Beach's residential and visitor populations.

- [1]: https://en.wikipedia.org/wiki/Hermosa_Beach%2C_California?utm_source=chatgpt.com "Hermosa Beach, California"
- [2]: https://www.hermosabeach.gov/our-government/police-department?utm_source=chatgpt.com "Police | City of Hermosa Beach"
- [3]: https://www.trippy.com/distance/Los-Angeles-to-Hermosa-Beach?utm_source=chatgpt.com "How far is Hermosa Beach from Los Angeles flight distance"
- [4]: https://www.redfin.com/city/8536/CA/Hermosa-Beach/housing-market?utm_source=chatgpt.com "Hermosa Beach Housing Market: House Prices & Trends | Redfin"
- [5]: https://www.neighborhoodscout.com/ca/hermosa-beach/real-estate?utm_source=chatgpt.com "Hermosa Beach, CA Real Estate Appreciation & Housing Market ..."
- [6]: https://en.wikipedia.org/wiki/Hermosa_Beach_City_School_District?utm_source=chatgpt.com "Hermosa Beach City School District"
- [7]: https://www.hermosabeach.gov/services/library?utm_source=chatgpt.com "Hermosa Beach Library"
- [8]: https://www.travelmath.com/drive-distance/from/Hermosa%2BBeach%2C%2BCA/to/LAX?utm_source=chatgpt.com "Driving Distance from Hermosa Beach, CA to LAX Travelmath"

• GP 2-4 Unit: Other Highest & Best Use Explanation

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

Sunnlemental Addendum

		Supplemental Addendum	File	No. 1502Ocean	
Borrower	N/A				
Property Address	1502 Ocean Dr				
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 90254	
Lender/Client					

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).

• GP 2-4 Unit: Improvements - Deficiencies or Conditions Affecting the Livability

Assessor records indicates 2 units, 3 bedroom, 2 baths 1986 sf; Careful inspection and measurement reveals 2 units, 3 br, 2 ba, 2072 sf. All improvements are conforming and are done in a workmanlike manner. Appraiser's measurements performed in compliance with ANSI guidelines for measurement of residential buildings; interior dwelling area exclusive of stairwells and are used in this report as most current record.

See http://www.ansi.org/news_publications/news_story.aspx?menuid=7&articleid=1652

GP 2-4 Unit: Sales Comparison - Summary

This appraiser has utilized 4 closed sales from within the subject's immediate market areas in Hermosa Beach as relevant properties for subject's sales comparisons analysis. All comparables chosen share similar property attributes specifically location, lot size, and GBA. Comparables provided are asserted to best available at the time of inspection and deemed good indicators of fair market value.

MIs 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 MIs data. Document numbers, living area, lot size, and financing information are typically taken from Realist.

Adjustments to Comparables

Lot Size Adjustments:

Lot size differences were calculated at \$50/sf over 100 sf usable difference. Identical to the gla adjustment, the basis for this adjustment is not a simple factor of relative land values; it is an abstracted adjustment factor gleaned from matched pairs analysis and knowledge from the appraiser's experience in this market as well as information taken from local realtors.

Design(Style) adjustments:

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.

Quality of Construction adjustments:

Quality ratings were based on exterior drive-by inspection, Agent comments and MIs photos.

Age Adjustments:

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.

Condition Adjustments:

Condition ratings were based on exterior drive-by inspection, Agent comments and MIs photos. Adjustments were based on the market reaction to the estimated cost to bring the subject into parity with the comparable property.

Comp #1 was adjusted upwards by \$125,000 for average condition. Mls reports \$50,000 concession for repairs.

Comp #2 was adjusted downwards by \$50,000 for good/remodeled condition per MIs photos.

Unit count. Bedroom & Bath Adjustments:

Bedroom differences adjusted at \$20,000 per bedroom; Bathroom count adjustments were calculated at \$10,000 per bathroom.

GBA Adjustments:

Adjustments for differences in GBA were calculated at \$200/sf over 100 sf difference. This adjustment is based on the concept of diminishing marginality utility and is not a mirror reflection of the "average sale price/sf" for the area, nor a percentage of the estimated construction cost per sf. It is a subjective factor derived to allocate a value component, reflective of market behavior, to small differences in living area, ie, "how much below or above the norm would a buyer be willing to pay for a slightly smaller or larger home" . This is done through "matched pairs" analysis between homes of relatively similar size, quality, lot size, and location. After equalizing for minor differences among the various features in each property, the value attributed to the small differences in living area is 'abstracted'. This is done over a larger data set to derive an adjustment factor specific to the subject's market area and product type.

Garage Parking Adjustments:

Garage parking space adjusted at \$25,000 per 1 car garage space.

Porch/Patio/Deck Adjustments:

Roof Deck adjusted at \$25,000.

Additional Amenity adjustments:

Adjustments were based on buyers reaction to the estimated cost to cure or replace via paired sales. "Zero" indicates no adjustment warranted based on paired sales.

• GP 2-4 Unit: Reconciliation - Comments

Greatest weight given to the sales comparison approach as it best reflects the reactions of typical buyers and sellers. The income approach supports the value conclusion and is given secondary weight. The cost approach is excluded due to the lack of available vacant land and the typical buyer would not consider the construction alternative.

	Supplemental Addendum	File N	^{0.} 1502Ocean
N/A			
1502 Ocean Dr			
Hermosa Beach	County Los Angeles	State CA	Zip Code 90254

The adjusted sales range from \$1,775,000 to \$1,838,000 and are within a 3% range supporting the appraised value.

Greatest weight given to Comp #1 due to recent sale date, comp s #2-4 due to views.

Borrower Property Address

Lender/Client

City

The estimated market value at **\$1,800,000** is bracketed by both comparable sales prices and the indicated value range, this value is considered reasonable and is adequately supported by the market data presented in this report.

Subject Photo Page

Borrower	N/A				
Property Address	1502 Ocean Dr				
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 90254	
Landar/Cliant					



Subject Front

1502 Ocean Dr Sales Price Gross Building Area 2,072 Age 93





Subject Street



Borrower	N/A				
Property Address	1502 Ocean Dr				
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 90254	
Lender/Client					





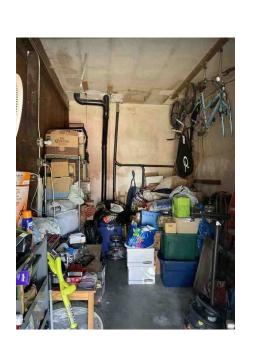
Street Garages



Front Yard Stairs



Electric Meters

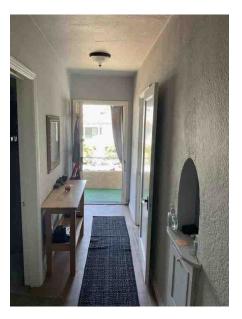


Garage

Borrower	N/A				
Property Address	1502 Ocean Dr				
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 90254	
Lender/Client					



1503 Bonnie Brae



1503 Bonnie Brae - Entry



1503 Bonnie Brae - View from Living Room



1503 Bonnie Brae - Living Room



1503 Bonnie Brae - Dining



1503 Bonnie Brae - Kitchen

Borrower	N/A						
Property Address	1502 Ocean Dr						
City	Hermosa Beach	County Los Angeles	State	CA	Zip Code	90254	
Lender/Client							



1503 Bonnie Brae - Kitchen



1503 Bonnie Brae - Water Heater



1503 Bonnie Brae - Laundry



1503 Bonnie Brae - Bedroom



1503 Bonnie Brae - Bathroom



1503 Bonnie Brae - Bedroom

Borrower	N/A						
Property Address	1502 Ocean Dr						
City	Hermosa Beach	County Los Angeles	State	CA	Zip Code	90254	
Lender/Client							



1503 Bonnie Brae - View from Bedroom

1503 Bonnie Brae - Stairs



Side View



1502 Ocean Drive - Entry



1502 Ocean Drive - Living Room



1502 Ocean Drive - Living Room

Borrower	N/A				
Property Address	1502 Ocean Dr				
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 90254	
Lender/Client					



1502 Ocean Drive - View from Living Room

1502 Ocean Drive - Dining





1502 Ocean Drive - Heater

1502 Ocean Drive - Kitchen





1502 Ocean Drive - Kitchen

1502 Ocean Drive - Laundry

Borrower	N/A				
Property Address	1502 Ocean Dr				
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 90254	
Lender/Client					



1502 Ocean Drive - Water Heater



1502 Ocean Drive - Converted Garage



1502 Ocean Drive - Bedroom



1502 Ocean Drive - Bathroom



1502 Ocean Drive - Hallway



15th Street View

Borrower	N/A				
Property Address	1502 Ocean Dr				
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 90254	
Landar/Cliant					





Bonnie Brae Street View

Ocean Street View

Comparable Photo Page

Borrower	N/A			
Property Address	1502 Ocean Dr			
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 90254
Landar/Cliant				



Comparable 1

2410 Prospect Ave

Sales Price 1,450,000 G.B.A. 1,668 Age/Yr. Blt. 52



Comparable 2

1257 Bonnie Brae St Sales Price 1,995,000 G.B.A. 2,691 Age/Yr. Blt. 72



Comparable 3

1009 5th St

Sales Price 2,050,000 G.B.A. 2,362 Age/Yr. Blt. 50

Comparable Photo Page

Borrower	N/A				
Property Address	1502 Ocean Dr			·	
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 90254	
Landar/Cliant					



Comparable 4

832 16th St

Sales Price 2,050,000 G.B.A. 2,798 Age/Yr. Blt. 48

Comparable 5

Sales Price G.B.A. Age/Yr. Blt.

Comparable 6

Sales Price G.B.A. Age/Yr. Blt.

Rental Photo Page

Borrower	N/A				
Property Address	1502 Ocean Dr				
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 90254	
Landar/Cliant					



Rental 1

2410 Prospect Ave

Proximity to Subj. 0.44 miles N GBA 1,668 Age/Year Built 52



Rental 2

1257 Bonnie Brae St Proximity to Subj. 0.12 miles S GBA 2,691 Age/Year Built 72



Rental 3

541 Pine St

Proximity to Subj. 0.45 miles S

GBA 850 Age/Year Built 68

Rental Photo Page

Borrower	N/A				
Property Address	1502 Ocean Dr				
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 90254	
Landar/Cliant					



Rental 4

1029 Aviation Blvd Proximity to Subj. 0.19 miles SE GBA 1,250 Age/Year Built

77

Rental 5

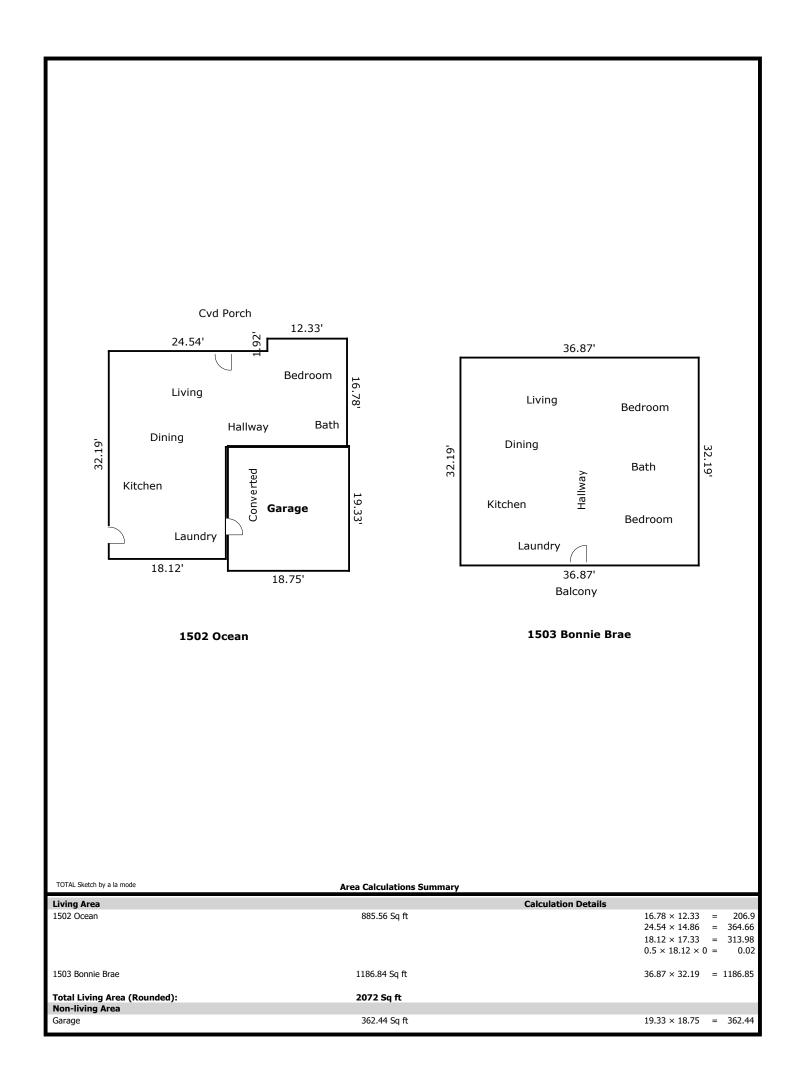
Proximity to Subj. GBA Age/Year Built

Rental 6

Proximity to Subj. GBA Age/Year Built

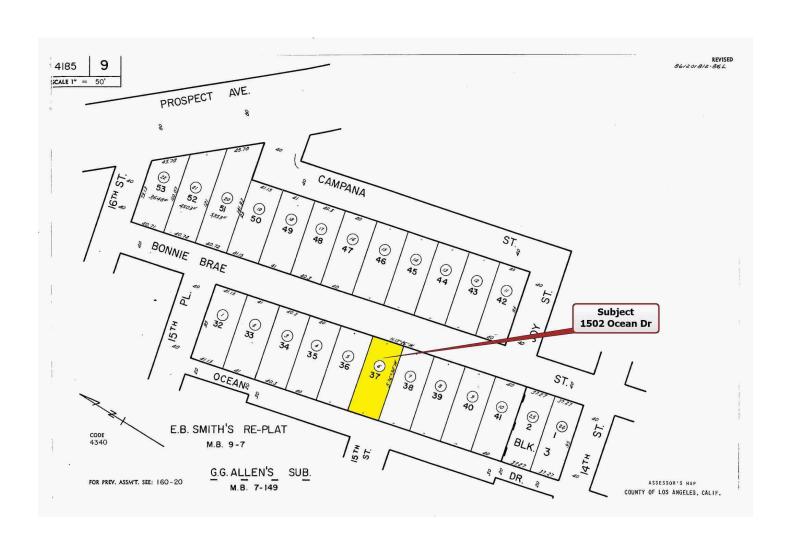
Building Sketch

Borrower	N/A				
Property Address	1502 Ocean Dr				
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 90254	
Lender/Client					



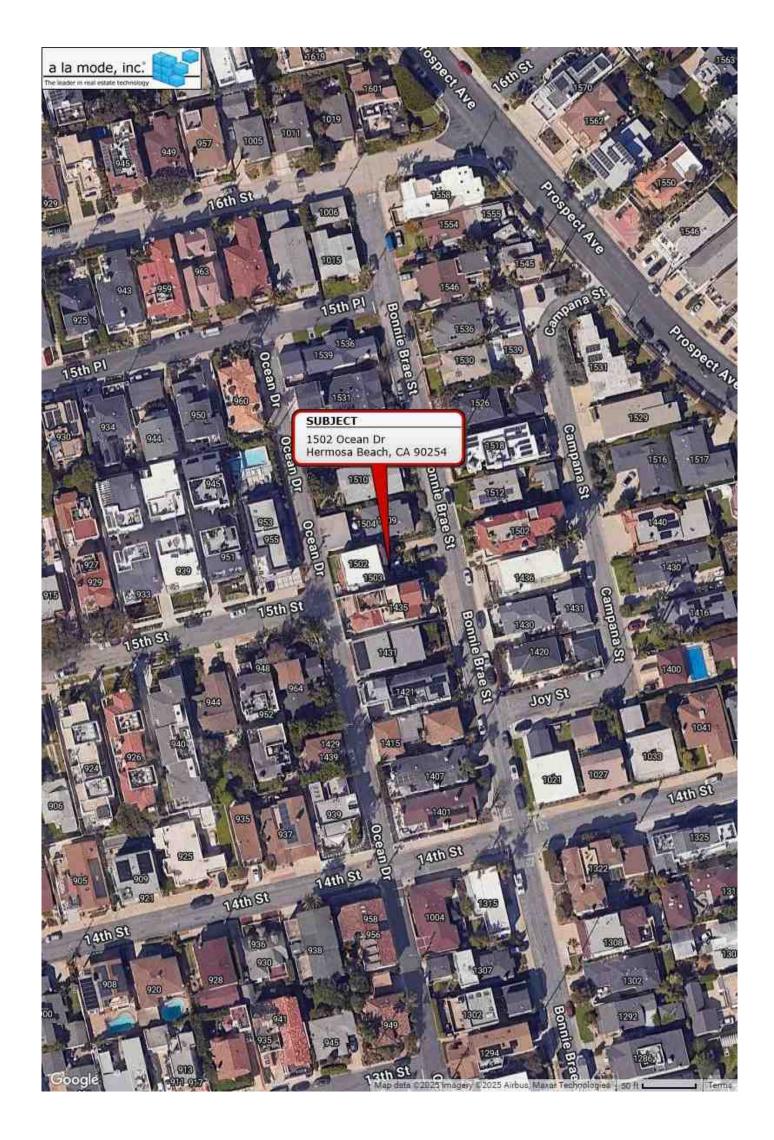
Plat Map

Borrower	N/A		
Property Address	1502 Ocean Dr		
City	Hermosa Beach	County Los Angeles State CA Zip Code	90254
Lender/Client			



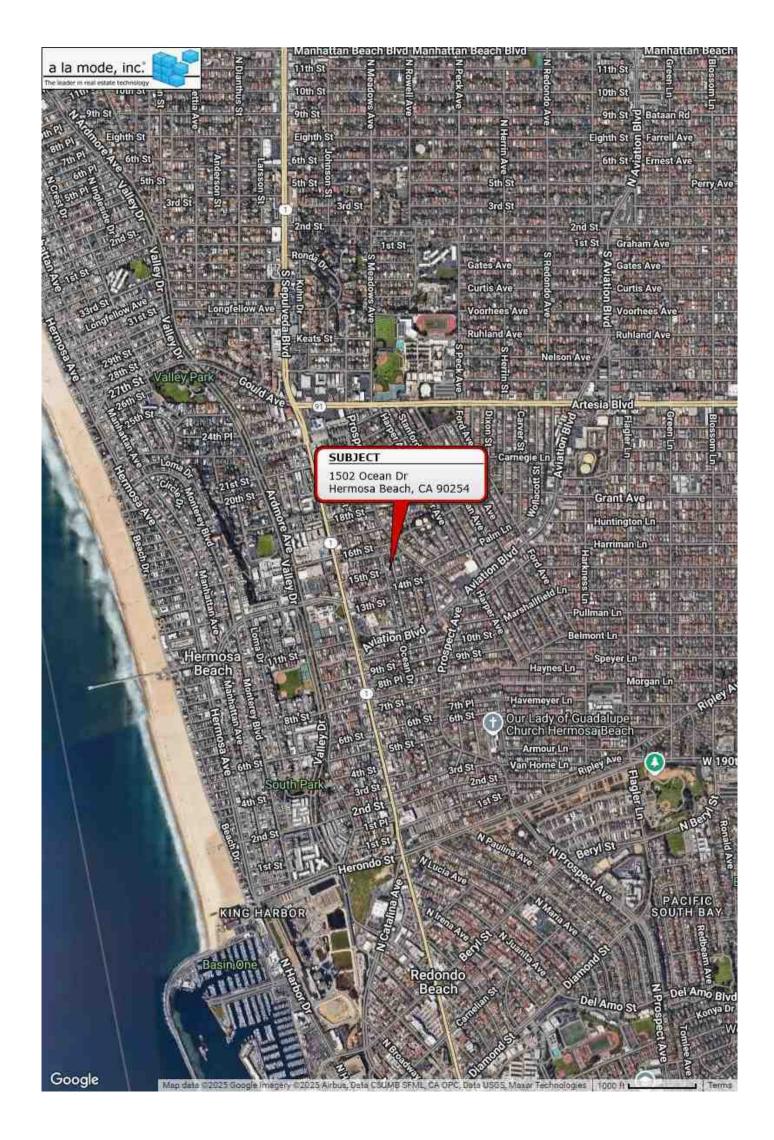
Aerial Map

Borrower	N/A				
Property Address	1502 Ocean Dr				
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 90254	
Lender/Client					



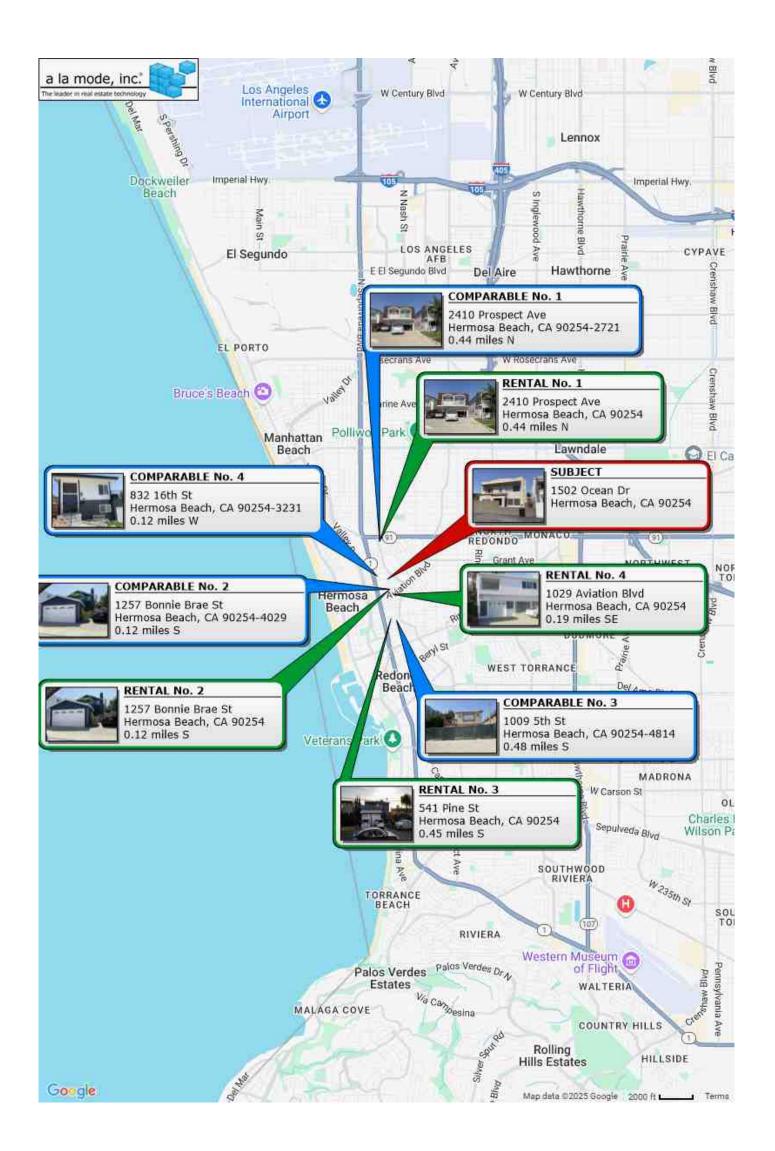
Aerial Map

Borrower	N/A				
Property Address	1502 Ocean Dr				
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 90254	
Lender/Client					



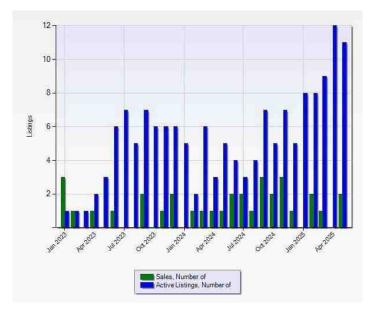
Location Map

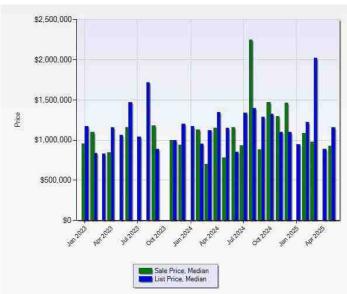
Borrower	N/A				
Property Address	1502 Ocean Dr				
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 90254	
Lender/Client					



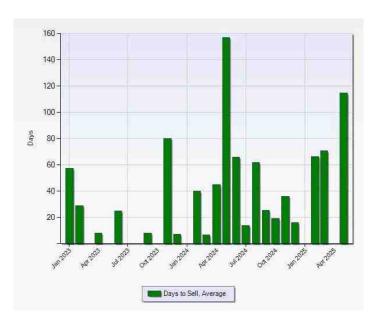
Market Trends

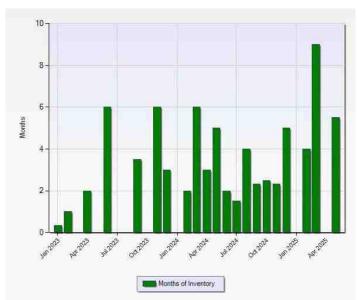
Borrower	N/A				
Property Address	1502 Ocean Dr				
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 90254	
Lender/Client					



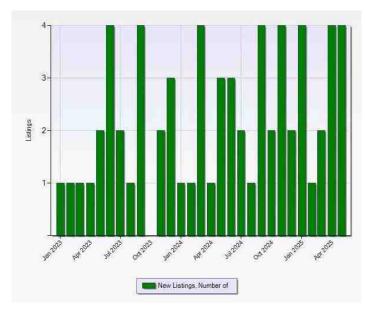


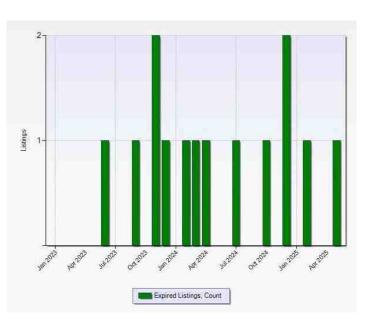
Volume Price





Marketing Time Inventory

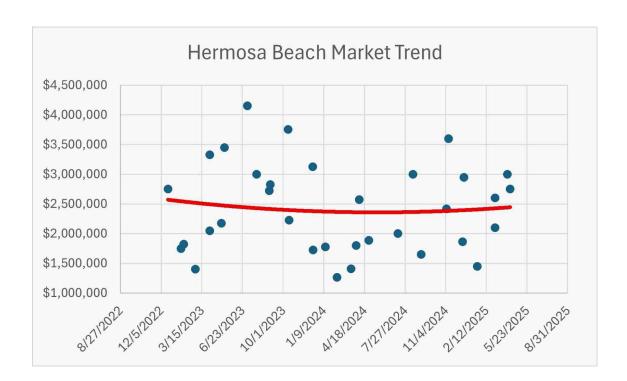




New Listings Expired Listings

Market Trends

Borrower	N/A						
Property Address	1502 Ocean Dr						
City	Hermosa Beach	County Los Angeles	State	CA	Zip Code	90254	
Londor/Cliont							



USPAP ADDENDUM

		USPAP ADDENDUM	File No.	1502Ocean
Borrower	N/A			
Property Address	1502 Ocean Dr			
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 90254
ender				
This report	was propared under the fe	ollowing USPAP reporting option:		
			D 1 00()	
Appraisa Appraisa	al Report	This report was prepared in accordance with USPAP Standards I	Rule 2-2(a).	
Restricte	ed Appraisal Report	This report was prepared in accordance with USPAP Standards R	Rule 2-2(b).	
1				
Reasonable	Exposure Time			
		e for the subject property at the market value stated in this report is:	0-90 days	on market
•				
Additional C	Portifications			
	Certifications	and haliaf		
	to the best of my knowledge			
I have No	OT performed services, as ar	n appraiser or in any other capacity, regarding the property that is the	e subject of this report w	vithin the
three-yea	ar period immediately preced	ling acceptance of this assignment.		
│	nerformed services, as an ani	praiser or in another capacity, regarding the property that is the subj	iect of this renort within t	the three-year
		ance of this assignment. Those services are described in the comm		no uneo year
	ents of fact contained in this rep		citto bolow.	
	•	usions are limited only by the reported assumptions and limiting condition	o and are my personal im	pportial and unbiased
	nalyses, opinions, and conclusi		is and are my personal, im	ipartiai, ariu uribiaseu
1 '		ions. Int or prospective interest in the property that is the subject of this report a	and no nareonal interact w	with respect to the parties
involved.	wise indicated, I have no prese	int or prospective interest in the property that is the subject of this report a	ind no personal interest w	itti respect to the parties
	as with respect to the property t	that is the subject of this report or the parties involved with this assignme	ent	
		t contingent upon developing or reporting predetermined results.	114.	
, , , ,	•	nment is not contingent upon the development or reporting of a predeterm	nined value or direction in v	value that favors the cause of
		e attainment of a stipulated result, or the occurrence of a subsequent even		· · · · · · · · · · · · · · · · · · ·
		ere developed, and this report has been prepared, in conformity with the U	-	* *
1 -	at the time this report was prep		Tillottii otallaalas of Froics	SSIONAL Appraisal Fraction that
		personal inspection of the property that is the subject of this report.		
		d significant real property appraisal assistance to the person(s) signing thi	is certification (if there are	exceptions the name of each
		ppraisal assistance is stated elsewhere in this report).	טונוויט וויט וויט וויט מויט מויט מויט	exceptione, the name of each
Individual prov	rialing digitiliounic roal property a	spraida addication to dated discriming in the reporty.		
Additional C	Comments			
I have not r	provided any prior apprai	sal services for this property within the past 36 months.		
	oromada arry prior apprai	can continue to a morphology mainst and page 60 monator		
1				
APPRAISER		SIIDEDVISODY ADI	PRAISER: (only if re	equired)
AI I NAISEN	· -		MAIDEN. (UIIIY II IE	/quitouj
	Mark a A	ac		
Signature:	W. Core	Signature:		
	A. Hearn	Name:		
Date Signed: (
State Certification	1#: <u>AR013140</u>	State Certification #:		
or State License	#:	or State License #:		
State: CA		State:		
•		2/28/2027 Expiration Date of Certification		
Effective Date of	Appraisal: <u>05/28/2025</u>	Supervisory Appraiser Insp		7 hateless 15 1 1
		Did Not Exter	rior-only from Street	Interior and Exterior

PROPERTY HISTORY

File No. 1502Ocean

				.00=000	
Borrower	N/A				
Property Address	1502 Ocean Dr				
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 90254	
Landar/Cliant					

^{*} SUBJECT 36-MONTH PRIOR TRANSFER HISTORY *

1502 Ocean Dr

-No transfer history.

* COMPARABLE 12-MONTH PRIOR TRANSFER HISTORY * (may include properties that were considered but not utilized as comparables)

1101 19th St

-Transferred on 01/24/2024 for \$0. It transferred from Lincoln Lawrence D to Lincoln Ld Trust and was a Affidavit (Document #53105).

2410 Prospect Ave

-No transfer history.

1009 5th St

-No transfer history.

832 16th St

-Transferred on 11/18/2022 for \$0. It transferred from Koch Steven L to Koch Steven L Trust and was a Affidavit (Document #1091333).

1257 Bonnie Brae

-No transfer history.

325 Hopkins Ave

-No transfer history.

Property Detail - Page 1

1502 Ocean Dr, Hermosa Beach, CA 90254-3217, Los Angeles County

APN: 4185-009-006 CLIP: 8414603429



Beds Full Baths 2

Half Baths N/A

Sale Price N/A

Sale Date N/A

Bldg Sq Ft 1,986

3

Lot Sq Ft 3,797

Yr Built 1932

DUPLEX

OWNER INFORMATION

Owner Name Owner Name 2 Mail Owner Name Tax Billing Address Mills Dawn Papadakis Trust Dawn Mills 10736 Jefferson Blvd Pmb 531

Tax Billing City & State Tax Billing Zip Tax Billing Zip+4 Owner Occupied

Culver City, CA 90230 4933 No

COMMUNITY INSIGHTS

Median Home Value Median Home Value Rating Total Crime Risk Score (for the neig hborhood, relative to the nation)

26/100 Total Incidents (1 yr) 141 Standardized Test Rank

95/100

\$2,826,271

10/10

School District Family Friendly Score Walkable Score

Q1 Home Price Forecast Last 2 Yr Home Appreciation 15%

45/100 87/100 \$2,875,661

HERMOSA BEACH CITY ELEMENT

LOCATION INFORMATION

Comm College District Code

Zip Code Carrier Route Zoning

90254 C010 **HBR1YY** El Camino Census Tract Topography

Within 250 Feet of Multiple Flood Z

6210.01 Rolling/Hilly No

TAX INFORMATION

APN % Improved Tax Area

4185-009-006 34% 4340

E B SM1THS REPLAT LOT 37

Lot Water Tax Dist

Central And W Basin

Legal Description ASSESSMENT & TAX

Assessment Year Assessed Value - Total Assessed Value - Land Assessed Value - Improved YOY Assessed Change (\$)

2024 \$138,495 \$91,637 \$46,858 \$2,714

2%

2023 \$135,781 \$89,841 \$45,940 \$2,661 2%

Change (\$)

\$35

\$31

2022 \$133,120 \$88,080 \$45,040

Change (%)

1.75%

1.51%

YOY Assessed Change (%)

Tax Year Total Tax 2022 \$1,997 2023 \$2,032 2024 \$2,062

Special Assessment Safe Clean Water83 Flood Control 62 Roosd Measure A 83 Sbcsandist56

Wbmwdstdbychg80

Hemosabchlght94 Trauma/Emerg Srv86 Lawestmosqab31 Hbsewersrvchg94 Total Of Special Assessments

CHARACTERISTICS County Land Use

Universal Land Use

Tax Amount \$72.45 \$16.49 \$35.94

\$90.00 \$14.40 \$82.90 \$99.30 \$13.95

\$167.50

\$592.93 Total Baths

Full Baths

2 2

Property Details Courtesy of Mark Hearn, Keller Williams South Bay, California Regional MLS

Duplex

Duplex

Generated on: 06/24/25 Page 1/3

ta within this report is compiled by CoreLogic from public and private sources. The data is de indently verified by the recipient of this report with the applicable county or municipality.

Property Detail - Page 2

Lot Acres	0.0872	Cooling Type	Yes
Lot Area	3,797	Year Built	1932
Building Sq Ft	1,986	Effective Year Built	1932
Total Units	2	Building Type	Type Unknown
Bedrooms	3	# of Buildings	1
SELL SCORE	Face		
Rating	High	Value As Of	2025-06-22 04:32:32
Sell Score	664		
ESTIMATED VALUE			
RealAVM™	\$1,924,200	Confidence Score	60
RealAVM™ Range	\$1,630,800 - \$2,217,700	Forecast Standard Deviation	15
Value As Of	06/09/2025		

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

(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 evaluable 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.

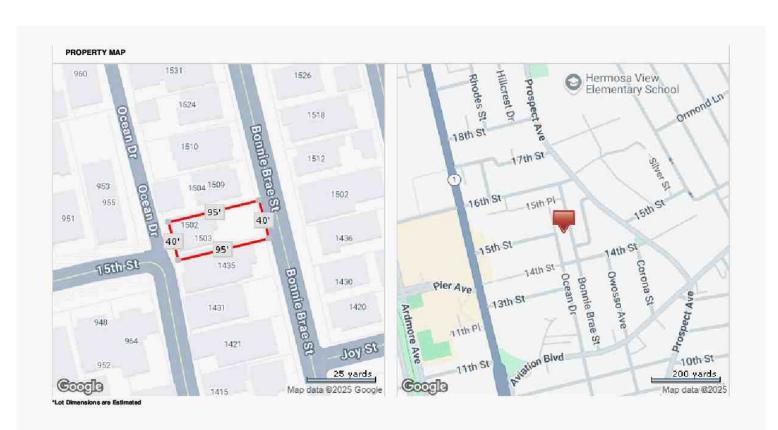
RENTAL TRENDS			
Estimated Value	5330	Cap Rate	2.1%
Estimated Value High	6894	Forecast Standard Deviation (FSD)	0.29
Estimated Value Low	3766		

(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.

o 11				
Owner Name	Mills Dawn	Owner Name 2	Papadakis Trust	
Recording Date	10/31/1996	10/17/19	991	
Sale Date		10/1991		
Nominal	¥	Ŷ		
Buyer Name	Papadakis Margare	t S Trust Saltus I	Margaret	
Seller Name	Saltus Margaret	Saltus I	Margaret	
Document Number	1767955	1767955 1638482		
Document Type	Grant Deed	Grant D	Grant Deed	
MORTGAGE HISTORY				
Mortgage Date	04/27/2023	10/17/19	991	
Mortgage Amount	\$300,000	\$185,00	0	
Mortgage Lender		Great W	strn Bk	
Mortgage Code	Private Party Lende	er Conven	tional	

Property Detail - Page 3



Generated on: 06/24/25 Page 3/3

Property Details Courtesy of Mark Hearn, Keller Williams South Bay, California Regional MLS
The data within this report is compiled by CoreLogic from public and private sources. The data is deem
independently verified by the recipient of this report with the applicable county or municipality.

PROPERTY HISTORY

File No. 1502Ocean

				.002000	
Borrower	N/A				
Property Address	1502 Ocean Dr				
City	Hermosa Beach	County Los Angeles	State CA	Zip Code 90254	
Lender/Client					

* RENTAL 12-MONTH PRIOR TRANSFER HISTORY *

1052 4th Street

-No transfer history.

541 Pine St

-No transfer history.

1029 Aviation Blvd -No transfer history.

- 2410 Prospect Ave
 -Transferred on 03/13/2025 for \$0. It transferred from Luciano Dolores to Luciano M and D Family Trust and was a Affidavit (Document #161620).
 -Transferred on 03/13/2025 for \$1,450,000. It transferred from Luciano M T and D F/Tr to Chae Won K and Susana P and was a
- Grant Deed (Document #161611).

1257 Bonnie Brae

-No transfer history.

License

