Uniform Residential Appraisal Report

3440 BUCKINGHAM RD, LOS ANGELES, CA 90016

SUMMARY

Opinion of Market Value	$1,200,000	**Market Value Condition**	As Is
Effective Date of Appraisal	04/22/2026	**Property Valuation Method**	Traditional Appraisal
Assignment Reason	Purchase	**Appraiser Name**	Jialiang Wang
Borrower Name	Kelly Logan & Nicholas Logan		
Current Owner of Public Record	3440 BUCKINGHAM LLC		
Contract Price	$1,200,000		
Listing Status	Active		

Property Description

Construction Method	Site Built	**Overall Quality**	Q3
Attachment Type	Detached	**Overall Condition**	C2

	Yes	No
Planned Unit Development (PUD)	☐	☑
Condominium	☐	☑
Cooperative	☐	☑
Condop	☐	☑
Subject Site Owned in Common	☐	☑

Units Excluding ADUs	1
Accessory Dwelling Units	0
Property Rights Appraised	Fee Simple

	Yes	No
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	☑	☐

Zoning Compliance	Legal



Apparent Defects, Damages, Deficiencies Requiring Action

None

Assignment Information

Assignment Reason	Purchase
Borrower Name	Kelly Logan & Nicholas Logan
Seller Name	3440 BUCKINGHAM LLC
Current Owner of Public Record	3440 BUCKINGHAM LLC

Property Valuation Method	Traditional Appraisal

	Yes	No
Was a Property Data Report used in lieu of an Inspection?	☐	☑

Contact Information

Client/Lender

Company Name	PNC Bank
Company Address	2650 Warrenville Rd
	Downers Grove,, IL 60515

Appraiser

Name	Jialiang Wang
Company Name	Best Wish Realty Inc
Company Address	1433 Olive Lane
	La Canada Flintridge, CA 91011

Credentials

Level	Certified Residential
ID	AR029847
State	CA
Expires	12/30/2026

Scope of Inspection by Appraiser

Subject Property Inspection

Exterior	Physical
Interior	Physical
Inspection Date	04/22/2026

Assignment Information and Scope of Work Commentary

Full appraisal UAD 3.6 for purchase The intend use and user is client PNC Bank
The AMC is First american Mortgage Solutions

Subject Property

Physical Address	3440 Buckingham Rd
	Los Angeles, CA 90016
County	Los Angeles
Neighborhood Name	Hark Mill Heights

Attachment Type	Detached
Units Excluding ADUs	1
Accessory Dwelling Units	0
Special Tax Assessments	No

	Yes	No
Planned Unit Development (PUD)	☐	☑
Condominium	☐	☑
Cooperative	☐	☑
Condop	☐	☑
Property on Native American Lands	☐	☑
Subject Site Owned in Common	☐	☑
Homeowner Responsible for all Exterior Maintenance of Dwelling(s)	☑	☐
New Construction	☐	☑

Construction Stage	Complete

Ownership Rights

Property Rights Appraised	Fee Simple

All Rights Included in Appraisal	No
Rights Not Included	Mineral Rights

Description of Rights Not Included water, oil, see title

Legal Description

TRACT NO 7823 LOT 128

Subject Property *(continued)*

Subject Property Commentary

Single Family Residential with outbuilding guest house converted from garage.
Construction Method" for the subject and comparables
Property Rights Appraised" for the subject and comparables
Unfinished Area Below Grade" for the subject and comparables

Subject Property *(continued)*

Subject Property Exhibits

Preperty rights

ORDER NO. : 2676032249

EXHIBIT A

The land referred to is situated in the County of Los Angeles, City of Los Angeles, State of California, and is described as follows:

Lot 128, of Tract No. 7823, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 84 Page(s) 79 to 81 inclusive of Maps, in the office of the County Recorder of said County.

Except the right to any deposit of oil, gas or other hydrocarbon substances and water underlying said land, provided, however that such reservation shall not deemed to give the grantor its successors or assigns, any right to enter upon said lot for the development of any such water, oil, gas or other hydrocarbon substances, as reserved in the deed to Title Guarantee and Trust Company, in Book 5146 1901 Official Records.

APN: 5046-005-020

Page 1 of 1

Subject Property *(continued)*

Front of main house



Street



Front



Street number



Site

Total Site Size	5,232 Sq. Ft.	**Number of Parcels**	1

Assessor Parcel Number (APN)	APN Description	Parcel Size
5046-005-020	Land with Dwelling	5,232 Sq. Ft.

Zoning

Compliance	Legal
Classification Code	LAR1
Classification Code Description	Single Family Residential

Description of Zoning Compliance legal and meets zoning R1

Property Use

Non-Residential Use	None

Property Access

Primary Access	Public Street
Street Type and Surface	Local Road | Asphalt
Typical for Market	Yes

Description of Property Access drive way on the public street

Site Influence

Influence	Proximity	Detail	Impact	Comment
light rail road	Offsite		Adverse	mild noises

Site Influence Commentary The external depreciation was taken in sales and cost approach

View and Impact to Value/Marketability

View	Range of View	Impact
Residential	Full	Neutral

View Commentary typical

Site *(continued)*

Site Features and Impact to Value/Marketability

Feature	Detail	Impact	Comment
Hazard Zone	FEMA Special Flood Hazard Area	Neutral	Zone AE-An area inundated by 100-year flooding see flat map in the below

Site Features Commentary on a typical residential road,

Utilities and Impact to Value/Marketability

Broadband Internet Available Yes

	Public	Private	Detail	Private Utility Impact	Comment
Electricity	✓				Edison Electrical Co
Sanitary Sewer	✓				public street
Water	✓				city of Los Angeles

Apparent Defects, Damages, Deficiencies (Site)

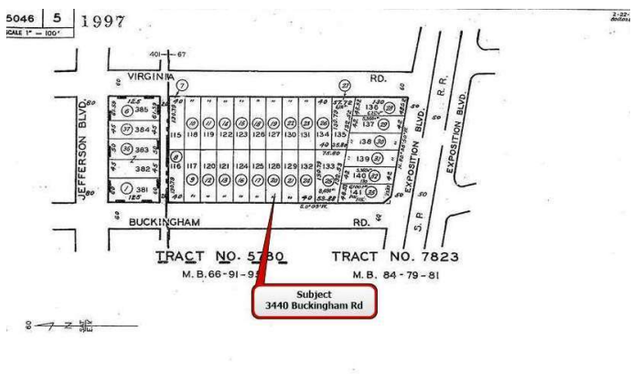
None

Site Commentary

Typical lot size on the subdivision, land to value is over 30%, But it is typical in the market

Site Exhibits

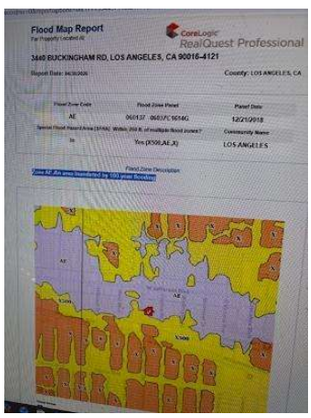
Property Access (Street Scene) - Plat map



Property Access (Street Scene) - Light Rail Road 300 foot s. of subject



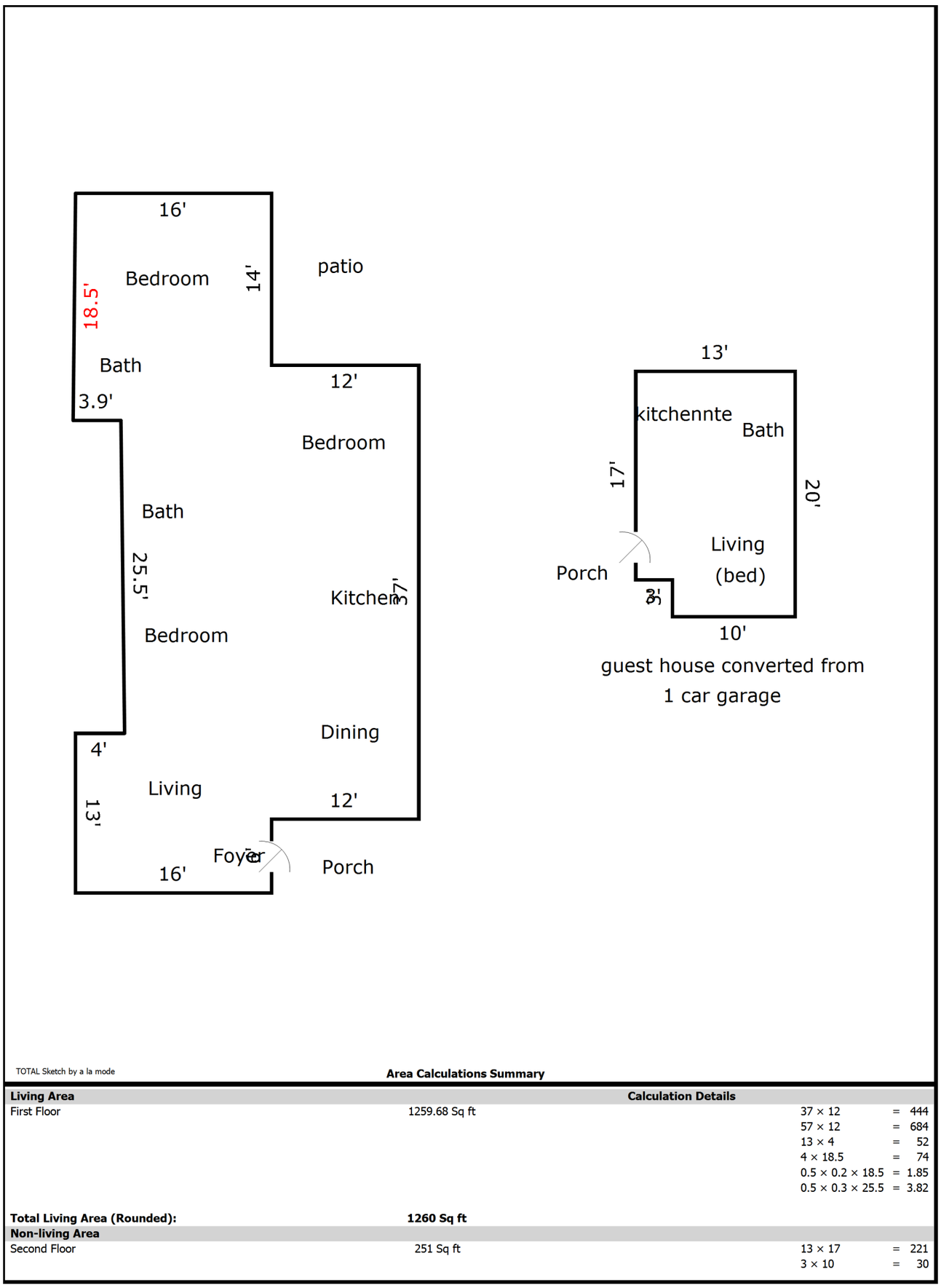
Site Influence - light rail road - Zone AE-An area inundated by 100-year floodin



Sketch

Measurement Standard ANSI

Sketch - Building Sketch



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		**Calculation Details**	
First Floor	1259.68 Sq ft	37 × 12	= 444
		57 × 12	= 684
		13 × 4	= 52
		4 × 18.5	= 74
		0.5 × 0.2 × 18.5	= 1.85
		0.5 × 0.3 × 25.5	= 3.82
Total Living Area (Rounded):	**1260 Sq ft**		
Non-living Area			
Second Floor	251 Sq ft	13 × 17	= 221
		3 × 10	= 30

Dwelling Exterior

Subject Property Units in Structure	1
Floors in Building	1
Dwelling Style	Spanish
Front Door Elevation	Ground Level
Year Built	1925
Construction Method	Site Built
Converted Area	None



Quality and Condition

Exterior Quality Rating	Q3	**Exterior Condition Rating**	C2

The table below supports the Exterior Quality and Condition ratings and reflects the market value condition of this report

Exterior Features

Feature	Detail	Quality Comment	Condition Status	Condition Comment
Exterior Walls and Trim	Stucco		New or Like New	
Foundation	Poured Concrete | Slab		Typical Wear and Tear	
Roof	(Unobservable) Asphalt Estimated Age: Less than 1 year		New or Like New	
Windows	Vinyl		New or Like New	

Mechanical System Details

	System	Detail
Heating	Forced Warm Air	Natural Gas
Cooling	Centralized	

	Yes	No
Core Heating System Below Grade	☐	☑
Other Mechanical Systems	Water Heater	

Apparent Defects, Damages, Deficiencies (Dwelling Exterior)

None

Dwelling Exterior Commentary

new stucco, new roof, new windows, new doors new kitchen and new baths new paints. It also has covered porch in the front and 2 wood decks in the rear.

Dwelling Exterior Exhibits

Dwelling Front - Dwelling front



Dwelling Front - front porch



Dwelling Exterior *(continued)*

Dwelling Front - street



Dwelling Front - front side view



Dwelling Front - side view-C2 new windows



Dwelling Front - side view -03



Dwelling Rear - rear view new sliding door,



Dwelling Rear - back yard



Dwelling Rear - side



Dwelling Rear - side new wall,



Dwelling Exterior *(continued)*

Dwelling Rear - water heater is double strapped



Unit Interior

Area Breakdown		**Levels in Unit**	1
Finished Above Grade	1,260 Sq. Ft.	**Floor Number**	1
Unfinished Above Grade	0 Sq. Ft.	**Occupancy**	Vacant
Finished Below Grade	0 Sq. Ft.	**Total Bedrooms**	3
Unfinished Below Grade	0 Sq. Ft.	**Total Bathrooms - Full**	2
Area Data Source	Physical Measurement	**Total Bathrooms - Half**	0

Level and Room Detail

Level in Unit	Grade Level Detail	Finish	Area	Room Summary
Level 1	Above Grade	Finished	1,260 Sq. Ft.	2 - Bath - Full 1 - Dining Room 1 - Kitchen 1 - Living Room 3 - Bedroom

Quality and Condition

Interior Quality Rating	Q3	**Interior Condition Rating**	C2

The tables below support the Interior Quality and Condition ratings and reflect the market value condition of this report

Kitchen and Bathroom Details

Room	Update Status	Time Frame	Quality Comment	Condition Status	Condition Comment
Kitchen Level 1	Fully Updated	Less than 1 year	Q3	New or Like New	C2
Bath - Full Level 1	Fully Updated	Less than 1 year	Q3	New or Like New	C2
Bath - Full Level 1	Fully Updated	Less than 1 year	Q3	New or Like New	C2

Overall Update Status for Bathrooms	Fully Updated

Interior Features

Feature	Detail	Quality Comment	Condition Status	Condition Comment
Flooring	Hardwood	new	New or Like New	good
Walls and Ceiling	8 Ft. | Flat	Q3	New or Like New	C2

Overall Update Status for Flooring	Fully Updated

Apparent Defects, Damages, Deficiencies (Unit Interior)

None

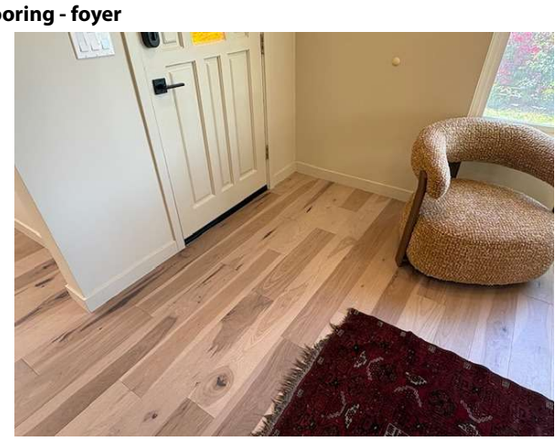
Unit Interior ***(continued)***

Unit Interior Commentary

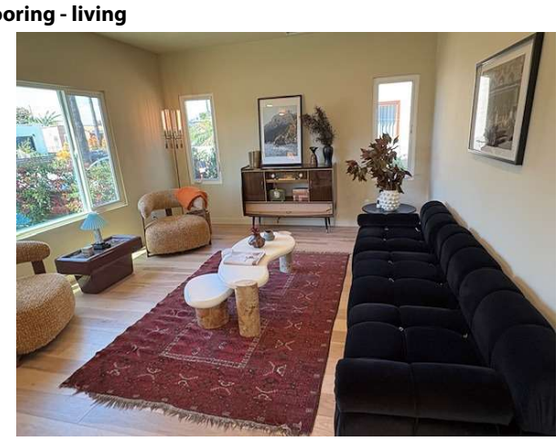
New kitchen, New baths, new flooring and new doors. It is vacant, and staged by listing agent.

Unit Interior Exhibits

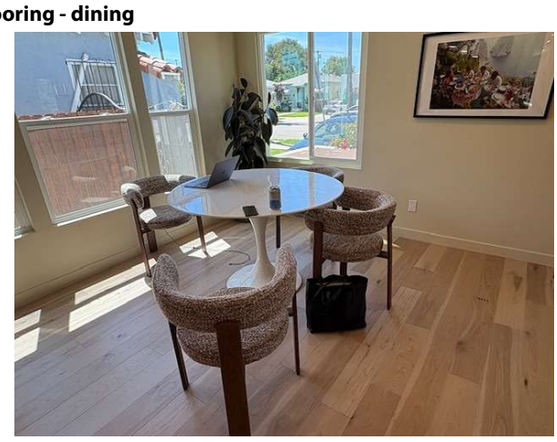
Flooring - foyer



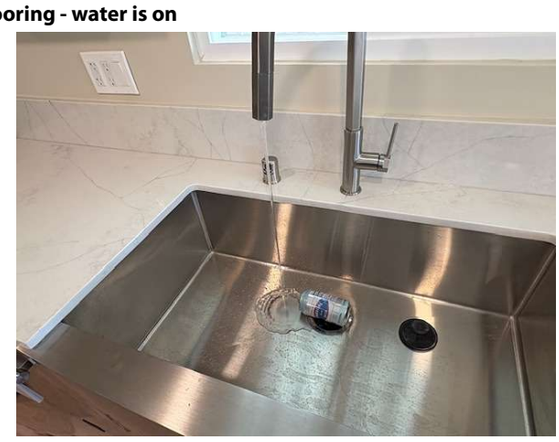
Flooring - living



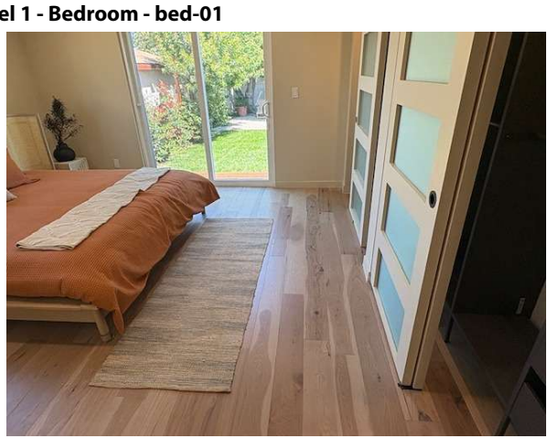
Flooring - dining



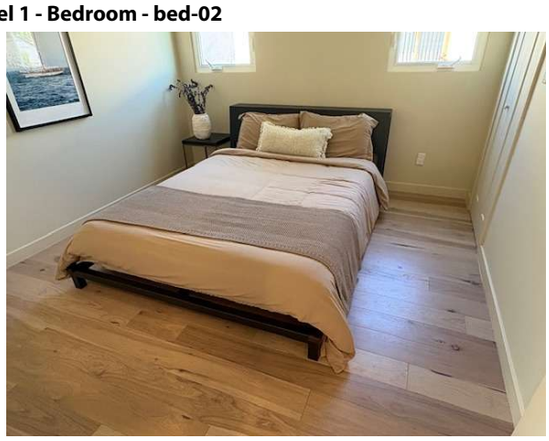
Flooring - water is on



Level 1 - Bedroom - bed-01



Level 1 - Bedroom - bed-02



Unit Interior *(continued)*

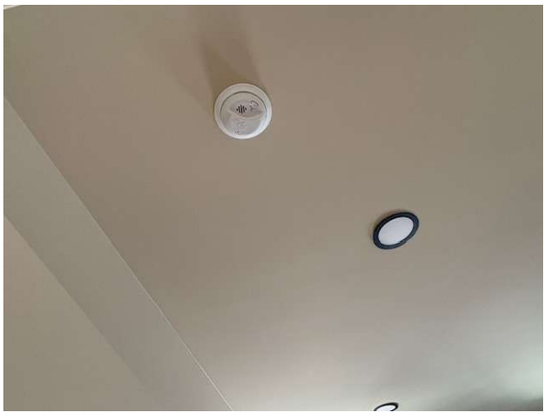
Level 1 - Bedroom - bed-03



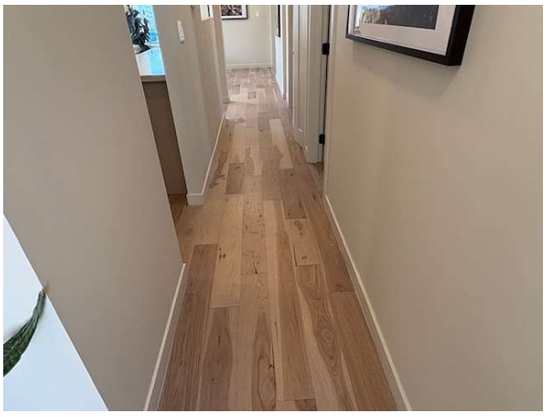
Level 1 - Bedroom - carbon monoxide / fire alarm combination



Walls and Ceiling - carbon monoxide / fire alarm combination



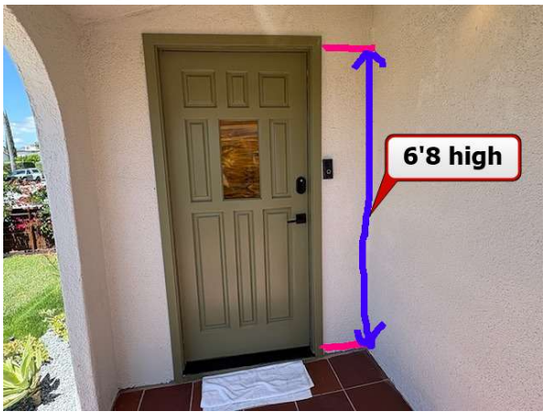
Walls and Ceiling - new hard wood flooring



Level 1 - Bedroom - new ceiling



Walls and Ceiling - entrance door - 6'8" elevated high



Level 1 - Bath - Full - bath -01



Level 1 - Bath - Full - bath-02



Unit Interior *(continued)*

Level 1 - Kitchen - new kitchen



Functional Obsolescence

Functional Issues	None

Outbuilding - guest house

Considered Real Property	Yes
Units in Structure	0
Gross Building Area	251 Sq. Ft.

Gross Building Area for the outbuilding includes area for vehicle storage, ADU(s), and any other uses



Detail

		Yes	No
Heating		☑	☐
Cooling		☑	☐
Utilities	Electricity		
	Gas		
	Sanitary Sewer		
	Water		

The table below depicts the area of the outbuilding, excluding vehicle storage and any ADU(s)

Finish	Total Area	Room Summary
Finished	251 Sq. Ft.	1 - Bath - Full
Unfinished	0 Sq. Ft.	

Apparent Defects, Damages, Deficiencies (guest house)

None

Outbuilding Commentary

guest house was converted from garage including a kitchenette and a full bath, living room.
It is not a ADU due to no kitchen, only has a kitchenette. The structure was legal garage and converted to a guest house..
It has no adverse impact on its marketability . Comp#1 has similar guest house but larger as 400 sf and received ($30,000) downward adjustments.

Outbuilding - guest house *(continued)*

Outbuilding Exhibits

Outbuilding Front - guest house



Outbuilding Front - entrance



Outbuilding Front - foyer



Outbuilding Front - living / bed



Bath - Full - kitchenette



Bath - Full - full bath



Outbuilding Front - gas is available



Outbuilding Front - living/bed closet



Outbuilding - guest house *(continued)*

Outbuilding Front - carbon monoxide



Vehicle Storage

Storage	Number of Parking Spaces	Detail
Carport	3	Attached 600 Sq. Ft.

Apparent Defects, Damages, Deficiencies (Vehicle Storage)

None

Vehicle Storage Commentary

The garage was converted as a guest house without permit from the city.

Vehicle Storage Exhibits

Carport - garage was converted into guest house



Carport - 3 carport



Subject Property Amenities

Amenity Category	Subject Property Amenity	Material	Detail
Miscellaneous	coverred porch	covered	Total Number - 1
	wood deck	2 wood deck in the rear	Total Number - 2

Apparent Defects, Damages, Deficiencies (Subject Property Amenities)

None

Subject Property Amenities Commentary

wood deck in the rear building

Subject Property Amenities *(continued)*

Subject Property Amenities Exhibits

wood deck - wood deck of the rear bedroom



coverred porch - covered porch in the entrance



Overall Quality and Condition

Overall Quality	**Q3**	**Overall Condition**	**C2**
Exterior Quality	Q3	Exterior Condition	C2
Interior Quality	Q3	Interior Condition	C2

Reconciliation of Overall Quality and Condition

It was newly remodeled in main house and guest house.

Highest and Best Use

Is the present use of the subject property ...

Legally Permissible	Yes	**Financially Feasible**	Yes
Physically Possible	Yes	**Maximally Productive**	Yes

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?	**Yes** ☑	**No** ☐

Highest and Best Use Commentary

As improved the highest and best use of the subject property is a single family residential.
The appraiser has concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement)

Highest and Best Use Exhibits

Most homes are single family residential.



Market

Market Area Boundary North - Free way 10, South - Martin Luther Kings Jr Blvd,West - La Brea Ave, Western Ave.

Search Criteria Description Realques,t Mls, Zillow.com. city and county recording.

Search Result Metrics

Active Listings	60	**Sales in Past 12 Months**	120
Median Days on Market	20	Lowest Sale Price	$710,000
Lowest List Price	$700,000	Median Sale Price	$1,000,000
Median List Price	$1,200,000	Highest Sale Price	$1,900,000
Highest List Price	$1,900,000	**Distressed Market Competition**	No
Pending Sales	15	**Graph**	
		Price Trend Source	www.Themls.com

Price Trend Analysis Commentary The subject property is in city of Los Angeles, known as West Adams ares in zip code 90016.

Housing Trends

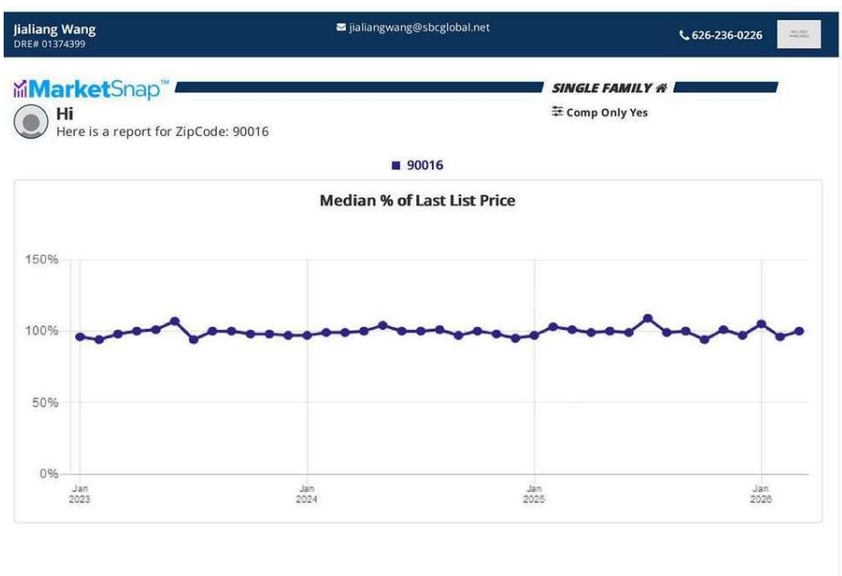
Demand/Supply	In Balance	**Marketing Time**	Under 3 months

Market Commentary

It is stable in past 12 months.

Market Exhibits

Absorption Rate - median sold price / listing price = 100%

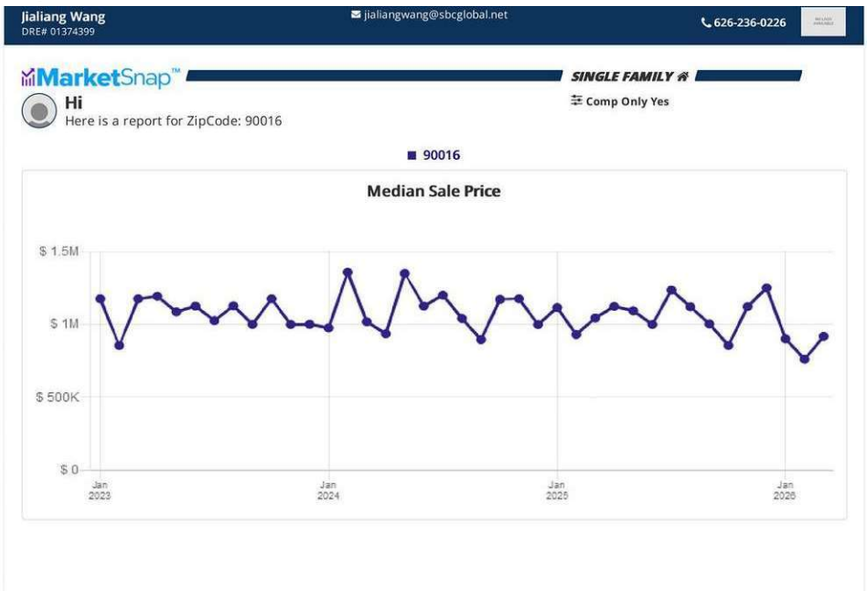


Market ***(continued)***

Median Days on Market - DOM is near 20 days



Price Trend - Median sale price is about $1 Million

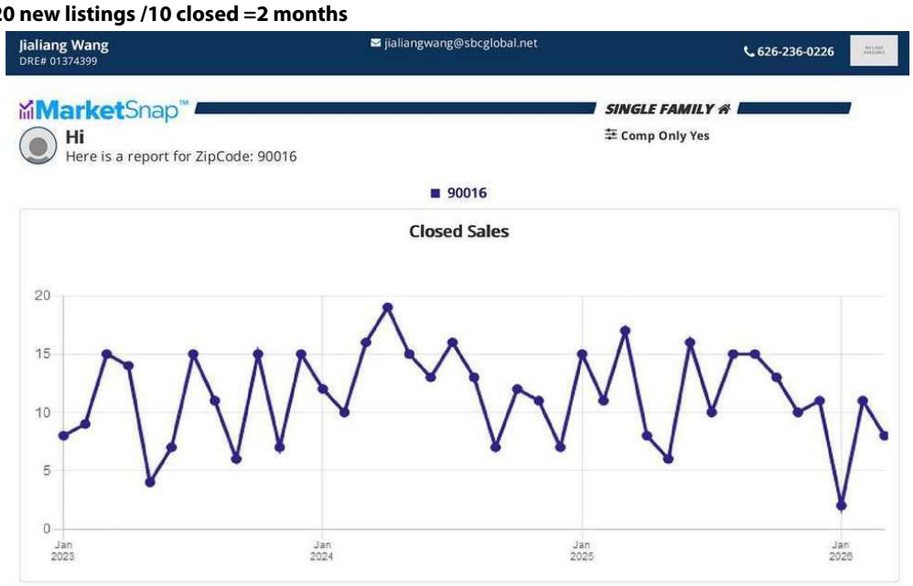


Absorption Rate - New listings/ closed sales = Absorption



Market *(continued)*

Absorption Rate - 20 new listings /10 closed =2 months



Subject Listing Information

Current and/or relevant listings of the subject property (minimum 1 year look back)

Listing Status	Listing Type	Listing ID	Start Date	End Date	DOM	Starting List Price	Current or Final List Price
Active	MLS	26674041	04/08/2026	04/21/2026	14	$999,000	$999,000
				Total DOM	14		

Analysis of Subject Property Listing History listed for $869,000 on 06/21/2025 reduced to 799,000, and sold for $730,000 on 10/14/2025.

Subject Listing Information *(continued)* *Current and/or relevant listings of the subject property (minimum 1 year look back)*

Subject Listing Information Exhibits

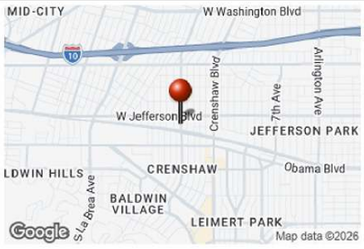
.The current owner / investor / 3440 Buckingham LLC bought low and sell high for profits after remodeling..

1 **3440 Buckingham Rd**
Los Angeles CA 90016

4 Beds | Baths 3.00 (3F 0T 0H 0Q) | 1,590 Sqft Owner

Single Family
LP: $999,000 Active





Area	41 Park Hills Heights
Subdivision	
List Price Per Sqft	$628.30
Lot Size	5,232/Vendor Enhanced
HOA Fee 1 & 2	
MLS#	26674041
APN	5046-005-020

Showing Remarks : PLEASE CALL AMIR 213-921-6292

Structure Info

Year Built/Source	1925 / Vendor Enhanced
View	Any
Stories	0
Guest House	
PUD	
Sewer	
Style	Spanish

Land/Lot Info

Zoning	LAR1
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.120
Special Zone	
Addl Parcel	

Contract Info DOM 15

List Date	04-08-2026
List Price	$999,000
Orig List Price	$999,000
Status Date	04-08-2026
Change Date/Type	04-16-2026 / Active
Sale Type	Standard
Listing Type	Exclusive Agency
Disclosure	As Is, Owner Has R.E. License, Other, Owner Is Listing Agent, Federal Flood Zone
Seller Concessions?	Yes
Co-Ownership	No

Accessory Dwelling Unit

This listing does not have any ADU.

Community/Development

Tax Mello Roos	
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	

Parking Details

Parking Type	Driveway, Other, Driveway - Concrete
Total Spaces	0
Covered Spaces	
Uncovered Spaces	
Garage Spaces	
Carport Spaces	

Showing Info

Occupancy/Show	Call First, Call Seller's Agent 1
Contact Name	Amir
Contact Phone	213-921-6292
Occupant Type	
Lockbox Location	Call Seller's Agent
Lockbox Type	
Gate Code	

Interior Features

# Fireplaces/Details	None
Furnished	Both
AC/Cooling	Central
Heating	Central
Flooring	Engineered Hardwood, Tile
Equip/Appl	Dishwasher, Range/Oven, Refrigerator, Other
Laundry	Inside

Exterior Features

Pool	No
Spa	None
Tennis/Courts	
Roofing	
Fence	

AMIR LASHGARI
NEST SEEKERS
| DRE#: 01934785
SELLER'S AGENT1 | CALDRE#: 01976006

Phone/Cell	p: 213-921-6292 / c: 213-921-6292
Email	pcs@pcsgroup.co
Office Phone	p: 310-278-8861

MICHAEL RODGERS
NEST SEEKERS
| DRE#: 01934785
SELLER'S AGENT2 | CALDRE#: 01271388

Phone/Cell	p: 310-280-8983 / c: 310-280-8983
Email	michaelrodgers@nestseekers.com
Office Phone	p: 310-278-8861

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTA*PLUS*™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. **Presented by:** Jialiang Wang **CALDRE#:**01374399 | DMCA

Subject Listing Information *(continued)* *Current and/or relevant listings of the subject property (minimum 1 year look back)*

Old listing in 2025 , The contract price is over 20% of listing price due to multi offers per listing agent.

1 3440 Buckingham Rd
Los Angeles CA 90016

3 Beds	Baths 2.00 (2F 0T 0H 0Q)	1,260 Sqft Vendor Enhanced

Single Family
SP: $730,000
Sold





Area	41 Park Hills Heights
Subdivision	
Sold Price/SqFt	$579.37
Lot Size	5,232/Vendor Enhanced
HOA Fee 1 & 2	
MLS#	25555651
APN	5046-005-020

Structure Info

Year Built/Source	1925 / Vendor Enhanced
View	No
Stories	1
Guest House	None
PUD	
Sewer	
Style	Spanish

Land/Lot Info

Zoning	LAR1
Land Type	
Land Lease Purchase	No
Horse Property	No
Lot Acreage	0.120
Special Zone	
Addl Parcel	No

Contract Info DOM 58

List Date	06-21-2025
List Price	$799,000
Orig List Price	$869,500
Status Date	10-14-2025
Sale Type	Standard
Listing Type	Exclusive Right
Disclosure	None
Seller Concessions?	Yes
Co-Ownership	No

Accessory Dwelling Unit
This listing does not have any ADU.

Community/Development

Tax Mello Roos	No
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	

Parking Details

Parking Type	Driveway
Total Spaces	3
Covered Spaces	
Uncovered Spaces	3
Garage Spaces	0
Carport Spaces	

Sale/Sold Info

Contract Date	08-27-2025
Sold Date	10-14-2025
Sold Price	$730,000
Sale Terms	
Sold Price/SqFt	$579.37
SP/LP	91.36%
Concessions Amount	

Interior Features

# Fireplaces/Details	Decorative, Living Room
Furnished	Unfurnished
AC/Cooling	None
Heating	Other
Flooring	Mixed, Wood
Equip/Appl	None
Laundry	Inside

Exterior Features

Pool	No
Spa	None
Tennis/Courts	
Roofing	
Fence	

SELLER'S AGENT1 | CALDRE#: 01088374		BUYER'S AGENT1 | CALDRE#: 01088374	
RODERICK MCDANIEL		RODERICK MCDANIEL	
HUNTINGTON BROWNE | DRE#: 01088374		HUNTINGTON BROWNE | DRE#: 01088374	
Phone/Cell	p: 323-793-1518 / c: 323-793-1518	**Phone/Cell**	p: 323-793-1518 / c: 323-793-1518
Email	Roderick@HuntingtonBrowne.com	**Email**	Roderick@HuntingtonBrowne.com
Office Phone	p: 323-793-1518	**Office Phone**	p: 323-793-1518

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTA*PLUS*™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. **Presented by:** Jialiang Wang **CALDRE#:**01374399 | DMCA

Sales Contract

	Yes	No
Is there a sales contract?	☑	☐
Was sales contract information analyzed?	☑	☐
Does this appear to be an arm's length transaction?	☑	☐

Contract Price	$1,200,000
Contract Date	04/17/2026
Transfer Terms	Typically Motivated
Personal Property Conveyed	No

Financial Sales Concessions

Financial assistance paid by or on behalf of the seller as an inducement to purchase the subject property

Known Sales Concessions	No

Sales Contract Analysis

It is a typical purchase contract

Sales Contract ***(continued)***

Sales Contract Exhibits

not a complete contract due to original file is too big size file

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CALIFORNIA ASSOCIATION OF REALTORS®

CALIFORNIA RESIDENTIAL PURCHASE AGREEMENT AND JOINT ESCROW INSTRUCTIONS

(C.A.R. FORM RPA, Revised 12/25)

Date Prepared: *April 17, 2026*

1. **OFFER:**
   - A. **THIS IS AN OFFER FROM** *Nicholas Aaron Logan, Kelly Allison Logan* ("Buyer").
   - B. **THE PROPERTY** to be acquired is *3440 Buckingham Rd*, situated in *Los Angeles* (City), *Los Angeles* (County), California, *90016* (Zip Code), Assessor's Parcel No(s). *5046-005-020* ("Property").
     (Postal/Mailing address may be different from city jurisdiction. Buyer is advised to investigate.)
   - C. **THE TERMS OF THE PURCHASE ARE SPECIFIED BELOW AND ON THE FOLLOWING PAGES.**
   - D. Buyer and Seller are referred to herein as the "Parties." Brokers and Agents are **not** Parties to this Agreement.
2. **AGENCY:**
   - A. **DISCLOSURE:** The Parties each acknowledge receipt of a "Disclosure Regarding Real Estate Agency Relationship" (C.A.R. Form AD) if represented by a real estate licensee. Buyer's Agent is not legally required to give to Seller's Agent the AD form Signed by Buyer. Seller's Agent is not legally obligated to give to Buyer's Agent the AD form Signed by Seller.
   - B. **CONFIRMATION:** The following agency relationships are hereby confirmed for this transaction.
     Seller's Brokerage Firm *Nest Seekers* License Number *02018471*
     Is the broker of (check one): [X] the Seller; or [ ] both the Buyer and Seller (Dual Agent).
     Seller's Agent *Amir Lashgari* License Number *01976006*
     Is (check one): [X] the Seller's Agent. (Salesperson or broker associate); or [ ] both the Buyer's and Seller's Agent (Dual Agent).
     Buyer's Brokerage Firm *The Beverly Hills Estates* License Number *02126121*
     Is the broker of (check one): [X] the Buyer; or [ ] both the Buyer and Seller (Dual Agent).
     Buyer's Agent *Jennifer Naim/Jet Mendes* License Number *02139721/02128708*
     Is (check one): [X] the Buyer's Agent (Salesperson or broker associate); or [ ] both the Buyer's and Seller's Agent (Dual Agent).
   - C. [ ] More than one Brokerage represents [ ] Seller, [ ] Buyer. See, Additional Broker Acknowledgement (C.A.R. Form ABA).
   - D. **POTENTIALLY COMPETING BUYERS AND SELLERS:** The Parties each acknowledge receipt of a [X] "Possible Representation of More than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PRBS).
3. **TERMS OF PURCHASE AND ALLOCATION OF COSTS:** The items in this paragraph are contractual terms of the Agreement. Referenced paragraphs provide further explanation. This form is 17 pages. The Parties are advised to read all 17 pages.

	Para #	Paragraph Title or Contract Term	Terms and Conditions	Additional Terms
A	5, 5B (cash)	**Purchase Price**	$ *1,200,000.00*	[ ] All Cash
B		**Close Of Escrow (COE)**	[X] *21* Days after Acceptance OR on [ ] _____ (date)	
C	32A	**Expiration of Offer**	3 calendar days after all Buyer Signature(s) or *April 18, 2026* (date), at 5PM or *12:00* [ ] AM/ [X] PM	
D(1)	5A(1)	**Initial Deposit Amount**	$ *36,000.00* (*3.00* % of purchase price) (% number above is for calculation purposes and is not a contractual term)	within 3 (or _____) business days after Acceptance by wire transfer OR [ ] _____
D(2)	5A(2)	[ ] **Increased Deposit**	See attached Increased Deposit Addendum (C.A.R. Form IDA)	
E(1)	5C(1)	**Loan Amount(s):** First Interest Rate Points If FHA or VA checked, Deliver list of lender required repairs	$ *960,000.00* (*80.00* % of purchase price) Fixed rate or [ ] Initial adjustable rate • not to exceed *6.000* % • Buyer to pay up to _____ points to obtain the rate above 17 (or _____) Days after Acceptance	Conventional or, if checked, [ ] FHA (Forms FVAC/HID attached) [ ] VA (Form FVAC attached) [ ] Seller Financing [ ] Other: _____
E(2)	5C(2)	Additional Financed Amount Interest Rate Points	$ _____ (_____% of purchase price) Fixed rate or [ ] Initial adjustable rate • not to exceed _____ % • Buyer to pay up to _____ points to obtain rate above	Conventional or, if checked, [ ] Seller Financing [ ] Other: _____
E(3)	7A	**Occupancy Type**	Primary, or if checked, [ ] Secondary [ ] Investment	
F	5D	**Balance of Down Payment**	$ *204,000.00*	
		PURCHASE PRICE TOTAL	$ *1,200,000.00*	

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Sales Contract ***(continued)***

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Property Address: ***3440 Buckingham Rd, Los Angeles, CA 90016*** Date: ***April 17, 2026***

G	SELLER PAYMENT TO COVER BUYER EXPENSES AND COSTS			
G(1)	5E	☐ **Seller Credit to Buyer**	$ _____	For closing costs
G(2)		**ADDITIONAL SELLER CREDIT TERMS (does not include buyer broker compensation):** _____		
G(3)	18A	☒ **Seller Payment to Compensate Buyer's Broker**	**Seller agrees to pay Buyer's Broker,** out of transaction proceeds, ***2.500*** % of the final purchase price AND, if applicable $ _____ OR, if checked ☐ $_____ .	
H(1)	5B	**Verification of All Cash** (sufficient funds)	Attached to the offer or ☐ 3 (or _____) Days after Acceptance	
H(2)	6A	**Verification of Down Payment and Closing Costs**	Attached to the offer or ☐ 3 (or _____) Days after Acceptance	
H(3)	6B	**Verification of Loan Application**	Attached to the offer or ☐ 3 (or _____) Days after Acceptance	☐ Prequalification ☒ Preapproval ☐ Fully underwritten preapproval
I		**Intentionally Left Blank**		
J	16	**Final Verification of Condition**	5 (or _____) Days prior to COE	
K	23	**Assignment Request**	17 (or _____) Days after Acceptance	
L		**CONTINGENCIES**	**TIME TO REMOVE CONTINGENCIES**	**CONTINGENCY REMOVED**
L(1)	8A	**Loan(s)**	17 (or ***14***) Days after Acceptance	☐ No loan contingency
L(2)	8B	**Appraisal:** Appraisal contingency based upon appraised value at a minimum of purchase price or ☐ $ _____	17 (or ***14***) Days after Acceptance	☐ No appraisal contingency Removal of appraisal contingency does not eliminate appraisal cancellation rights in FVAC.
L(3)	8C, 12	**Investigation of Property**	17 (or ***7***) Days after Acceptance	REMOVAL OR WAIVER OF CONTINGENCY: Any contingency in L(1)-L(8) may be removed or waived by checking the applicable box above or attaching a Contingency Removal (C.A.R. Form CR-B) and checking the applicable box therein. Removal or Waiver at time of offer is against Agent advice. See **paragraph 8I**. ☐ **CR-B attached**
		Informational Access to Property Buyer's right to access the Property for informational purposes is **NOT** a contingency, does **NOT** create cancellation rights, and applies even if contingencies are removed.	17 (or ***7***) Days after Acceptance	
L(4)	8D	**Insurance**	17 (or ***7***) Days after Acceptance	
L(5)	8E, 14A	**Review of Seller Documents**	17 (or ***7***) Days after Acceptance, or 5 Days after Delivery, whichever is later	
L(6)	8F, 13A	**Preliminary ("Title") Report**	17 (or ***7***) Days after Acceptance, or 5 Days after Delivery, whichever is later	
L(7)	8G, 11M	**Common Interest Disclosures** Per Civil Code § 4525 or Agreement	17 (or ***7***) Days after Acceptance, or 5 Days after Delivery, whichever is later	
L(8)	8H, 9B(6)	**Review of leased or liened items** (E.g. solar panels or propane tanks)	17 (or ***7***) Days after Acceptance, or 5 Days after Delivery, whichever is later	
L(9)	8K	**Sale of Buyer's Property** Sale of Buyer's property is not a contingency, UNLESS checked here: ☐ **C.A.R. Form COP attached**		
M		**Possession**	**Time for Performance**	**Additional Terms**
M(1)		**Time of Possession**	Upon notice of recordation, OR ☐ 6 PM or _____ ☐ AM/ ☐ PM on date specified, as applicable, in 3M(2) or attached TOPA.	
M(2)	7D	**Seller Occupied or Vacant units**	COE date or, if checked below, ☐ _____ days after COE (29 or fewer days) ☐ _____ days after COE (30 or more days)	C.A.R. Form SIP attached if 29 or fewer days. C.A.R. Form RLAS attached if 30 or more days.
M(3)	4A, 7A	**Occupied units by tenants or anyone other than the Seller**	Subject to tenant rights, unless primary or secondary residence in **3E(3)**, or Otherwise Agreed (TOPA may be used)	See **7A** if TOPA is not attached. ☐ Tenant Occupied Property Addendum (C.A.R. Form TOPA) attached.
N		**Documents/Fees/Compliance**	**Time for Performance**	
N(1)	14A	Seller Delivery of Documents	7 (or _____) Days after Acceptance	
N(2)	19B	Sign and return Escrow Holder Provisions and Instructions	5 (or _____) Days after Delivery	
N(3)	11M(2)	Time to pay fees for ordering HOA Documents	3 (or _____) Days after Acceptance	
N(4)	10B(1)	Install smoke alarm(s), CO detector(s), water heater bracing	7 (or _____) Days after Acceptance	
N(5)	24	Evidence of representative authority	3 Days after Acceptance	
O		**Intentionally Left Blank**		

Sales Contract ***(continued)***

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Property Address: ***3440 Buckingham Rd, Los Angeles, CA 90016*** Date: ***April 17, 2026***

P	Items Included and Excluded			
P(1)	9	**Items Included - All items specified in Paragraph 9B are included and the following, if checked:**		
		☒ Stove(s), oven(s), stove/oven combo(s); ☒ Refrigerator(s); ☒ Wine Refrigerator(s); ☒ Washer(s); ☒ Dryer(s); ☒ Dishwasher(s); ☒ Microwave(s); **Additional Items Included:** ☐ _____.	☒ Video doorbell(s); ☒ Security camera equipment; ☒ Security system(s)/alarm(s), other than separate video doorbell and camera equipment; ☒ Smart home control devices; ☒ Wall mounted brackets for video or audio equipment; ☐ _____. ☐ _____.	☒ Above-ground pool(s) / ☒ spa(s); ☒ Bathroom mirrors, unless excluded below; ☒ Electric car charging systems and stations; ☒ Potted trees/shrubs; ☐ _____. ☐ _____.
P(2)		**Excluded Items:** ☐ _____;	☐ _____;	☐ _____;

Q	Allocation of Costs			
	Para #	**Item Description**	**Who Pays** (if Both is checked, cost to be split equally unless Otherwise Agreed)	**Additional Terms**
Q(1)	10A, 11A	Natural Hazard Zone Disclosure Report, including tax information	☐ Buyer ☒ Seller ☐ Both _____ ☒ Provided by: ****MyNHD **Best Value******	☐ Environmental ☐ Other _____
Q(2)		Optional Wildfire Disclosure Report ***Click here for Additional Report***	☐ Buyer ☐ Seller ☐ Both _____ Provided by: ***Click here to select Wildfire Service Provider***	
Q(3)		(A) _____ Report (B) _____ Report	☐ Buyer ☐ Seller ☐ Both _____ ☐ Buyer ☐ Seller ☐ Both _____	
Q(4)	10B(1)	Smoke alarms, CO detectors, water heater bracing	☐ Buyer ☒ Seller ☐ Both _____	
Q(5)	10A 10B(2)	Government Required Point of Sale **inspections, reports**	☐ Buyer ☒ Seller ☐ Both _____	
Q(6)	10B(2)	Government Required Point of Sale **corrective/remedial actions**	☐ Buyer ☒ Seller ☐ Both _____	
Q(7)	19B	Escrow Fee	☐ Buyer ☐ Seller ☐ Both _____ Escrow Holder: ***Seller's Choice***	☒ Each to pay their own fees
Q(8)	13	Owner's title insurance policy	☐ Buyer ☒ Seller ☐ Both _____ Title Co. (If different from Escrow Holder): ***Seller's Choice***	
Q(9)		Buyer's Lender title insurance policy	Buyer	Unless Otherwise Agreed, Buyer shall purchase any title insurance policy insuring Buyer's lender.
Q(10)		County transfer tax, fees	☐ Buyer ☒ Seller ☐ Both _____	
Q(11)		City transfer tax, fees	☐ Buyer ☒ Seller ☐ Both _____	
Q(12)	11M(2)	HOA fee for preparing disclosures	Seller	
Q(13)		HOA certification fee	Buyer	
Q(14)		HOA transfer fees	☐ Buyer ☒ Seller ☐ Both _____	Unless Otherwise Agreed, Seller shall pay for separate HOA move-out fee and Buyer shall pay for separate move-in fee. Applies if separately billed or itemized with cost in transfer fee.
Q(15)		Private transfer fees	Seller, or if checked, ☐ Buyer ☐ Both _____	
Q(16)		_____ fees or costs	☐ Buyer ☐ Seller ☐ Both _____	
Q(17)		_____ fees or costs	☐ Buyer ☐ Seller ☐ Both _____	
Q(18)	10C	Home warranty plan chosen by Buyer. Coverage includes, but is not limited to: _____ _____	☐ Buyer ☒ Seller ☐ Both _____ Issued by: ****Fidelity National Home Warranty*** ☐ Buyer waives home warranty plan	If Seller or Both checked, Seller's cost not to exceed $ ***850.00***.
R	**OTHER TERMS:** _____			

Prior Sale and Transfer History

Subject Transfer History

Prior sales and/or transfers of the subject property (minimum 3 year look back)

Transfer Terms	Date	Amount	Data Source
Deed Transfer Only	10/14/2025	$730,000	Assessor Record

Analysis of Prior Sale and Transfer History of Subject Property The investor bought low sell high for profits after totally remodeling.

Comparable Transfer History

Prior sales and/or transfers of the comparable properties from the 'Sales Comparison Approach' section (minimum 1 year look back)

#	Transfer Terms	Date	Amount	Data Source
1	Typically Motivated	02/12/2025	$875,000	Assessor Record
2	None			MLS
3	None			MLS
4	None			Assessor Record
5	None			Assessor Record
6	None			Assessor Record

Analysis of Prior Sale and Transfer History of Comparable Sales Comp#1 was sold for $875,000 and re sold for $1,428,000 after remodeling

Prior Sale and Transfer History *(continued)*

Prior Sale and Transfer History Exhibits

Subject older listing in 10/2025

1 3440 Buckingham Rd
Los Angeles CA 90016

3 Beds | Baths 2.00 (2F 0T 0H 0Q) | 1,260 Sqft Vendor Enhanced

Single Family
SP: $730,000
Sold





Area	41 Park Hills Heights
Subdivision	
Sold Price/SqFt	$579.37
Lot Size	5,232/Vendor Enhanced
HOA Fee 1 & 2	
MLS#	25555651
APN	5046-005-020

Structure Info

Year Built/Source	1925 / Vendor Enhanced
View	No
Stories	1
Guest House	None
PUD	
Sewer	
Style	Spanish

Land/Lot Info

Zoning	LAR1
Land Type	
Land Lease Purchase	No
Horse Property	No
Lot Acreage	0.120
Special Zone	
Addl Parcel	No

Contract Info DOM 58

List Date	06-21-2025
List Price	$799,000
Orig List Price	$869,500
Status Date	10-14-2025
Sale Type	Standard
Listing Type	Exclusive Right
Disclosure	None
Seller Concessions?	Yes
Co-Ownership	No

Accessory Dwelling Unit

This listing does not have any ADU.

Community/Development

Tax Mello Roos	No
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	

Parking Details

Parking Type	Driveway
Total Spaces	3
Covered Spaces	
Uncovered Spaces	3
Garage Spaces	0
Carport Spaces	

Sale/Sold Info

Contract Date	08-27-2025
Sold Date	10-14-2025
Sold Price	$730,000
Sale Terms	
Sold Price/SqFt	$579.37
SP/LP	91.36%
Concessions Amount	

Interior Features

# Fireplaces/Details	Decorative, Living Room
Furnished	Unfurnished
AC/Cooling	None
Heating	Other
Flooring	Mixed, Wood
Equip/Appl	None
Laundry	Inside

Exterior Features

Pool	No
Spa	None
Tennis/Courts	
Roofing	
Fence	

SELLER'S AGENT1 | CALDRE#: 01088374		BUYER'S AGENT1 | CALDRE#: 01088374	
RODERICK MCDANIEL		RODERICK MCDANIEL	
HUNTINGTON BROWNE | DRE#: 01088374		HUNTINGTON BROWNE | DRE#: 01088374	
Phone/Cell	p: 323-793-1518 / c: 323-793-1518	**Phone/Cell**	p: 323-793-1518 / c: 323-793-1518
Email	Roderick@HuntingtonBrowne.com	**Email**	Roderick@HuntingtonBrowne.com
Office Phone	p: 323-793-1518	**Office Phone**	p: 323-793-1518

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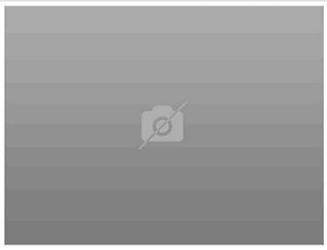
Prior Sale and Transfer History *(continued)*

3522 Potomac Ave, Listing

1 **3522 Potomac Ave**
Los Angeles CA 90016

3 Beds | Baths 1.00 (1F 0T 0H 0Q) | 1,008 Sqft

Single Family
SP: $875,000
Sold





Area	41 Park Hills Heights
Subdivision	
Sold Price/SqFt	$868.06
Lot Size	6,001
HOA Fee 1 & 2	
MLS#	COMP25141724
APN	5046-016-010

Structure Info

Year Built/Source	1944
View	
Stories	
Guest House	
PUD	
Sewer	
Style	

Land/Lot Info

Zoning	
Land Type	
Land Lease Purchase	
Horse Property	
Lot Acreage	0.138
Special Zone	
Addl Parcel	

Contract Info DOM 0

List Price	$875,000
Orig List Price	$0
Status Date	02-12-2025
Sale Type	
Listing Type	
Seller Concessions?	

☐ **Accessory Dwelling Unit**
This listing does not have any ADU.

Community/Development

Tax Mello Roos	
Complex/Assoc Name	
Assoc Amenities	
Assoc Fees Include	
Assoc Pet Rules	
Community Features	
Rental Restrictions	
Short Term Rentals	
Short Term Rental Duration	

Parking Details

Parking Type	
Total Spaces	
Covered Spaces	
Uncovered Spaces	
Garage Spaces	
Carport Spaces	

Sale/Sold Info

Contract Date	
Sold Date	02-12-2025
Sold Price	$875,000
Sale Terms	
Sold Price/SqFt	$868.06
SP/LP	100.00%
Concessions Amount	

Interior Features

# Fireplaces/Details	
Furnished	
AC/Cooling	
Heating	
Flooring	
Equip/Appl	
Laundry	

Exterior Features

Pool	
Spa	
Tennis/Courts	
Roofing	
Fence	

FROM TAX SALES INFO
CLAW DATA BASE
MGMT | DRE#:
SELLER'S AGENT1 | CALDRE#:

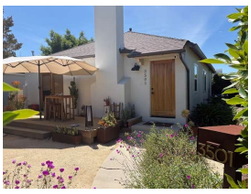
Phone/Cell	
Email	n/a
Office Phone	p: 310-358-1100

FROM TAX SALES INFO
CLAW DATA BASE
MGMT | DRE#:
BUYER'S AGENT1 | CALDRE#:

Phone/Cell	
Email	n/a
Office Phone	p: 310-358-1100

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2026 by TheMLS™. Information deemed reliable but not guaranteed. **Presented by:** Jialiang Wang **CALDRE#:**01374399 | DMCA

Sales Comparison Approach

	Subject Property	Comparable #1		Comparable #2		Comparable #3	
General Information							
Property Address	3440 Buckingham Rd Los Angeles, CA 90016	3522 Potomac Ave Los Angeles, CA 90016		3770 Buckingham Rd Los Angeles, CA 90016		3501 Hillcrest Dr Los Angeles, CA 90016	
							
Data Source		Assessor Record 122837		Assessor Record 125544		Assessor Record 590697	
Proximity to Subject		0.23 Miles SW		0.46 Miles S		0.19 Miles W	
List Price	$999,000	$1,349,000		$1,188,000		$1,399,000	
Listing Status	Active	Settled Sale		Settled Sale		Settled Sale	
Sale Price		$1,428,000		$1,188,000		$1,357,500	
Transfer Terms		Standard	$0	Typically Motivated	$0	standard	$0
Sales Concessions	No	No	$0	No		No	
Contract Date	04/17/2026	01/20/2026	$0	02/10/2026	$0	08/12/2025	$0
Sale Date		02/20/2026	$0	02/23/2026	$0	08/29/2025	$0
Days on Market	14	16		11		29	
Attached/Detached	Detached	Detached		Detached		Detached	
Property Rights Appraised	fee/exception/see subject property section	Fee simple		Fee simple		Fee simple	
Site							
Site Size	5,232 Sq. Ft.	6,001 Sq. Ft.	$(8,000)	6,662 Sq. Ft.	$(14,000)	6,934 Sq. Ft.	$(16,000)
Zoning Compliance	Legal	Legal		Legal		Legal	
Site Influence (Location)	light rail road	light rail road		Residential	$(30,000)	light rail road	
View | Range	Residential | Full	Residential | Full		Residential | Full		Residential | Full	
Dwelling(s)							
Year Built	1925	1944	$(2,000)	1945	$(2,000)	1944	$(2,000)
Heating	Forced Warm Air | Natural Gas	Forced Warm Air | Natural Gas		Forced Warm Air | Natural Gas		Forced Warm Air | Natural Gas	
Construction method	Site Built	Site Built		Site Built		Site Built	
Unit(s)							
Bedrooms	3	3		3	$0	3	$0
Baths - Full | Half	2 | 0	2 | 0		2 | 0		2 | 0	$0
Finished Area Above Grade	1,260 Sq. Ft.	1,294 Sq. Ft.	$(7,480)	1,404 Sq. Ft.	$(13,200)	1,171 Sq. Ft.	$10,680
Finished Area Below Grade	0 Sq. Ft.	0 Sq. Ft.		0 Sq. Ft.		0 Sq. Ft.	
Unfinished Area Below Grade	0	0		0		0	
Quality and Condition (Ratings: 1-6, 1 is highest)							
Exterior Quality and Condition							
Quality	**Q3**	**Q3**		**Q3**		**Q3**	
Condition	**C2**	**C2**		**C3**		**C2**	
Interior Quality and Condition							
Quality	**Q3**	**Q3**		**Q3**		**Q3**	
Condition	**C2**	**C2**		**C3**		**C2**	

Sales Comparison Approach *(continued)*

	Subject Property	Comparable #1		Comparable #2		Comparable #3	
Property Address	3440 Buckingham Rd Los Angeles, CA 90016	3522 Potomac Ave Los Angeles, CA 90016		3770 Buckingham Rd Los Angeles, CA 90016		3501 Hillcrest Dr Los Angeles, CA 90016	
Overall Quality and Condition (Ratings: 1-6, 1 is highest)							
Quality	**Q3**	**Q3**		**Q3**		**Q3**	
Condition	**C2**	**C2**		**C3**	**$50,000**	**C2**	

Vehicle Storage		**$0**	**$(20,000)**	**$0**
Type | Spaces | Detail	Carport | 3 | Attached 600 Sq. Ft.	None	Garage | 2 | Detached	None

Outbuilding (ADU and vehicle storage are not included in Finished Area, Unfinished Area, or room counts)							
Outbuilding Type	**Guest House**	**Guest House**	**$(30,000)**	**—**	**$40,000**	**Standalone ADU**	**$(50,000)**
	—		—		—		]

Summary				
List Price	$999,000	$1,349,000	$1,188,000	$1,399,000
Sale Price		$1,428,000	$1,188,000	$1,357,500
Net Adjustment Total		$(47,480)	$10,800	$(57,320)
Adjusted Price		$1,380,520	$1,198,800	$1,300,180
Comparable Weight		Less	Most	Less
Indicated Value by Sales Comparison Approach				
Indicated Value	$1,200,000			

Sales Comparison Approach *(continued)*

	Subject Property	Comparable #4		Comparable #5		Comparable #6	
General Information							
Property Address	3440 Buckingham Rd Los Angeles, CA 90016	3031 Vineyard Ave Los Angeles, CA 90016		3641 Somerset Dr Los Angeles, CA 90016		2916 Hillcrest Dr Los Angeles, CA 90016	
							
Data Source		Assessor Record 890195		MLS MB25071718		MLS 26669737	
Proximity to Subject		0.47 Miles NW		0.23 Miles SE		0.34 Miles NW	
List Price	$999,000	$1,549,000		$1,289,000		$1,399,000	
Listing Status	Active	Settled Sale		Active		Active	
Sale Price		$1,330,000		—		—	
Transfer Terms		Standard	$0	Standard	$0	Standard	$0
Sales Concessions	No	No		—	$0	—	$0
Contract Date	04/17/2026	11/19/2025	$0	—	$0	—	$0
Sale Date		12/09/2025	$0	—	$0	—	$0
Days on Market	14	8		6		26	
Attached/Detached	Detached	Detached		Detached		Detached	
Property Rights Appraised	fee/exception/see subject property section	Fee simple		Fee simple		Fee simple	
Site							
Site Size	5,232 Sq. Ft.	5,202 Sq. Ft.	$0	6,242 Sq. Ft.	$(10,000)	6,302 Sq. Ft.	$(11,000)
Zoning Compliance	Legal	Legal		Legal		Legal	
Site Influence (Location)	light rail road	Residential	$(30,000)	light rail road		Residential	$(30,000)
View | Range	Residential | Full	Residential | Full		Residential | Full		Residential | Full	
Dwelling(s)							
Year Built	1925	1927	$0	1938	$(3,300)	1924	$0
Heating	Forced Warm Air | Natural Gas	Forced Warm Air | Natural Gas		Forced Warm Air | Natural Gas		Forced Warm Air | Natural Gas	$0
Construction method	Site Built	Site Built		Site Built		Site Built	
Unit(s)							
Bedrooms	3	3		3		3	
Baths - Full | Half	2 | 0	2 | 0	$0	2 | 0		2 | 0	
Finished Area Above Grade	1,260 Sq. Ft.	1,152 Sq. Ft.	$12,960	1,544 Sq. Ft.	$(34,080)	1,564 Sq. Ft.	$(36,480)
Finished Area Below Grade	0 Sq. Ft.	0 Sq. Ft.		0 Sq. Ft.		0 Sq. Ft.	
Unfinished Area Below Grade	0	0		0		0	
Quality and Condition (Ratings: 1-6, 1 is highest)							
Exterior Quality and Condition							
Quality	**Q3**	**Q3**		**Q3**		**Q3**	
Condition	**C2**	**C2**		**C2**		**C2**	
Interior Quality and Condition							
Quality	**Q3**	**Q3**		**Q3**		**Q3**	
Condition	**C2**	**C2**		**C2**		**C2**	
Overall Quality and Condition (Ratings: 1-6, 1 is highest)							
Quality	**Q3**	**Q3**		**Q3**		**Q3**	
Condition	**C2**	**C2**		**C2**		**C2**	

Sales Comparison Approach *(continued)*

	Subject Property	Comparable #4	Comparable #5	Comparable #6
Property Address	3440 Buckingham Rd Los Angeles, CA 90016	3031 Vineyard Ave Los Angeles, CA 90016	3641 Somerset Dr Los Angeles, CA 90016	2916 Hillcrest Dr Los Angeles, CA 90016
Vehicle Storage		**$(20,000)**	**$(10,000)**	**$(20,000)**
Type | Spaces | Detail	Carport | 3 | Attached 600 Sq. Ft.	Garage | 2 | Attached 400 Sq. Ft.	Garage | 1 | Detached 200 Sq. Ft.	Garage | 2 | Detached 400 Sq. Ft.

Outbuilding (ADU and vehicle storage are not included in Finished Area, Unfinished Area, or room counts)							
Outbuilding Type	**Guest House**	**ADU**	**$(50,000)**	**none**	**$50,000**	**none**	**$50,000**
	—		—		—		—

Summary				
List Price	$999,000	$1,549,000	$1,289,000	$1,399,000
Sale Price		$1,330,000	—	—
Net Adjustment Total		$(87,040)	$(7,380)	$(47,480)
Adjusted Price		$1,242,960	$1,281,620	$1,351,520
Comparable Weight		Less	Less	No Weight
Indicated Value by Sales Comparison Approach				
Indicated Value	$1,200,000			

Reconciliation of Sales Comparison Approach

The most weight is given to Comp#2 due to less net adjustments in the grid
Comp#4 has larger guest house as 400 sf . VS the subject has 251 sf. and requests $30,000 downward adjustments.

Additional Properties Analyzed Not Used

#	Property Address	Sale Date	Status	Reason Not Used	Comment
1	3732 Cherrywood Ave Los Angeles, CA 90016	03/02/2026	Settled Sale	Gross Building Area	1606 sf / 1260 = 127% larger

Sales Comparison Approach *(continued)*

Sales Comparison Map



Sales Comparison Approach Exhibits

Comparable #1

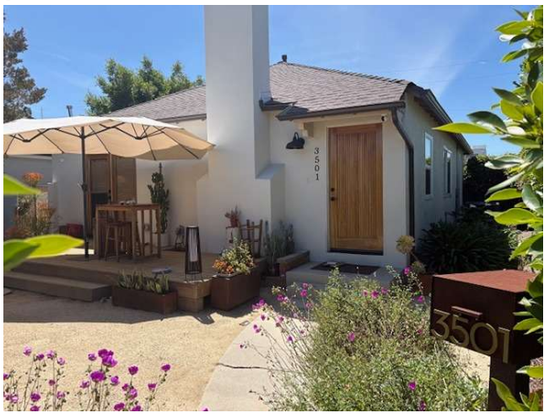


Comparable #2



Sales Comparison Approach *(continued)*

Comparable #3



Comparable #4



Comparable #5



Comparable #6



Cost Approach

Indicated Value by Cost Approach	**$1,204,150**

Depreciated Cost of Dwellings	$328,860
Depreciated Cost of Outbuildings	$48,042
As Is Value of Site Improvements	$100,000
Opinion of Site Value	$727,248

Depreciated Cost - Dwelling

Above Grade Finished Area	1,260	Sq. Ft. @	$300	$378,000
Physical Depreciation	10%			$(37,800)
Functional Depreciation	0%			$0
External Depreciation	3%			$(11,340)
			Total	**$328,860**

Remaining Economic Life	60 years
Effective Age	3-5 years

Commentary on Remaining Economic Life The economic life is 65 years

Commentary on Effective Age 5 years due to fully newly remodeled in and out

Depreciated Cost - Outbuilding - Guest House

Finished Area	251	Sq. Ft. @	$220	$55,220
Physical Depreciation	10%			$(5,522)
Functional Depreciation	0%			$0
External Depreciation	3%			$(1,656)
			Total	**$48,042**

Cost Approach *(continued)*

As Is Value of Site Improvements

Description	Amount
fences, landscaping, drive way	$100,000
Total	**$100,000**

Site Value

Primary Site Valuation Method	Sales Comparison	**Opinion of Site Value**	**$727,248**

Land Comparables

#	Address	County	Data Source	Assessor Parcel Number (APN)	Site Size	Sale Date	Price
1	3031 Buckingham Rd Los Angeles, CA 90016	Los Angeles	MLS 24-437751	5050-026-047	6,580 Sq. Ft.	01/30/2025	$980,000
2	2142S S Rimpau Blvd Los Angeles, CA 90016	Los Angeles	MLS 25543261	5061-018-021	5,736 Sq. Ft.	08/01/2025	$740,000

Reconciliation of Site Value The $/ lot size is ($149+$129)/2=$139 subject has 5232 sf x $139 / sf = $727,248 and used in the grid

General Description

Cost Type	Replacement	**Cost Method**	Comparative Unit
Cost Data Source	Marshall & Swift	**Depreciation Method**	Economic Age-Life
Quality Rating	Good		
Effective Date	04/22/2026		

Cost Approach Commentary

The land vale is reliable due to direct sales comparison, cost of improvement and site value is typical in the market.

Cost Approach *(continued)*

Cost Approach Exhibits

Map of Land Comparables - Both vacant land sales are comparable size and in the same zip code and market area.



Reconciliation

Approaches to Value

	Sales Comparison Approach	Income Approach	Cost Approach
Indicated Value	$1,200,000		$1,204,150
Reason for Exclusion		Insufficient Data | not required by client	

Appraisal Summary

Contract Price	$1,200,000	**Reasonable Exposure Time**	60-90 days
Opinion of Market Value	$1,200,000	**Effective Date of Appraisal**	04/22/2026
Market Value Condition	As Is		

Reconciliation of Market Value

The Most weight is placed on sales approach because it best reflects the current market trend and condition in the condition in the market place.The cost approach is supportable but less dependable due to the difficulties in land value estimation. The income approach is supportable but not reliable due to limited GRM.

Apparent Defects, Damages, Deficiencies

None

Reconciliation ***(continued)***

Reconciliation Exhibits

Supplemental Addendum File No. 2601

Borrower				
Property Address				
City	County Los Angeles	State CA	Zip Code	
Lender/Client				

ADDITIONAL COMMENTS ON SUBJECT PROPERTY CONDITION:
Per inspection, The subject has overall C2 condition in the market. It has new exterior stucco, windows, doors and new roof. New exterior and interior paints. It has porch in the front, fireplace hardwood floor in the living room and dining area. It has newer tile floor,quartz counter tops and new cabinets in the kitchen. It has new tile floor, cabinets, sinks, toilets and bathtub/shower in the bathrooms. It also has ner hardwood floor in all bedrooms.

At the time of inspection, the utilities (gas , water and electrical) were on. It has carbon monoxide/smoke detectors. The water heater is double strapped.

COMMENTS ON SALES COMPARISON ANALYSIS:
All comps are located in the subject's same market area and deemed to be the best available at the time of appraisal.
Comp #1 has similar gla, room count in the immediate neibhorhood. Comp#2 has similar room count. Comp#3 has similar gla and room count. Comp#4 has similar lot size, age and room count. Comp#5 has similar room count . Comp#6 has similar age and room count.
All comps are considered in sales comparison analysis.

I used $**120**.00 per sf of living area, $**10,**00 per sf of lot size,$100 per year of age, $10,000 per room count and $5,000 per half bathroom count adjustments in the appraisal. The adjustments were made based on the paired sales and historical market reactions.

Comp #1 was listed for $1,349,000 on 01/04/2026 , It was sold for $1,428,000 on 02/20/2026 . dom is 16 days. Per listing it has 1694 sf of gla including a 400 sf of guest home, Therefor 1294 sf of main house is used in the report. .Per remarks, It has newly remodeled kitchen with tile floor, grandate counter tops and newer cabinets, It has newer hardwood floor in all bedrooms. It has overall C3 condition in the market. .It has no photos in the listing, Per remarks, it thoughtfully updated with quality and comfort in mind. It has new roof, HVAC, plumping, electrical tank less water heater, hardwood floors. It has overall C2 condition in the market.
Comp #2 was listed for $1,188,000 on 01/20/2026 ,It was sold for $1,188,000 on 02/23/2026.. dom is 11 days. It has updated kitchen with hardwood floor, granite counter tops. It appears C3 condition and requests upward adjustments in the grid.
Comp #3 was listed for $1,399,000 on 07/14/2025, It was sold for $1,357,500 on 08/29/2025. dom is 29 days. Per listing, it has 1522 sf of gla including 1171 main house and ADU 351 sf of gla. and used in the grid. It also is fully remodeled home with overall C2 condition in the market.
Comp#4 was listed for $1,299,000 on 10/28/2025, It was sold for $1,350,000 on 12/09/2025. dom is 8 days.Per listing it has 2200 sf of gla including main house 1152 sf and ADU 1048 sf of gla. These data is used in the report. It also has C2 condition in the market.
Comp#5 and Comp#6 have similar C2 condition as the subject.

The range of adjusted value is from $1,198,000 to $1,380,520. .
The most weight is given to Cp,[#2 due to less net adjustments in the grid.
The estimated value is bracket of sales prices and also in the bracket of adjusted value.

The only intended user of this appraisal is the client There is no other intended user. No purchaser, seller, or borrower are intended users of this report. No party, other than the intended user, should rely upon this appraisal for any purpose, whatsoever. The fact that some party, other than the client, paid for the appraisal, either directly, or indirectly, does not make them an intended user.

Form TADD - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Supplemental Information

Supplemental Information Exhibits



Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Jialiang P. Wang

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

"Certified Residential Real Estate Appraiser"

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

BREA APPRAISER IDENTIFICATION NUMBER: AR 029847

Effective Date: December 31, 2024
Date Expires: December 30, 2026

Angela Jemmott

Angela Jemmott, Bureau Chief, BREA

3079882

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

Supplemental Information ***(continued)***

Aspen

Aspen American Insurance Company
Insurer (Referred to below as the "Company")
499 Washington Boulevard, 8th Floor
Jersey City, NJ 07310

LIA Administrators & Insurance Services

Company's Program Administrator:
LIA Administrators & Insurance Services
1600 Anacapa Street
Santa Barbara, CA 93108
800-334-0652

APPRAISAL, VALUATION AND PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

Date Issued: 12/2/2025 Policy Number: AAI004138-11 Previous Policy Number: AAI004138-10

THIS IS A **CLAIMS** MADE AND REPORTED POLICY. COVERAGE IS LIMITED TO LIABILITY FOR ONLY THOSE **CLAIMS** THAT ARE FIRST MADE AGAINST THE **INSURED** DURING THE **POLICY PERIOD** AND THEN REPORTED TO THE COMPANY IN WRITING NO LATER THAN SIXTY (60) DAYS AFTER EXPIRATION OR TERMINATION OF THIS POLICY, OR DURING THE **EXTENDED REPORTING PERIOD**, IF APPLICABLE, FOR A **WRONGFUL ACT** COMMITTED ON OR AFTER THE **RETROACTIVE DATE** AND BEFORE THE END OF THE **POLICY PERIOD**. PLEASE READ THE POLICY CAREFULLY.

1. Customer ID: 163414
Named **Insured**:
BEST WISH REALTY, INC.
Jialiang Pike Wang
1433 Olive Lane
La Canada Flintridge, CA 91011

2. **Policy Period:** From: 01/04/2026 To: 01/04/2027
12:01 A.M. Standard Time at the address stated in **1** above.

3. **Deductible:** $1000 Each **Claim**

4. **Retroactive Date:** 01/04/2005

5. **Inception Date:** 01/04/2016

6. **Limits of Liability:** **A.** $500,000 Each **Claim**
B. $1,000,000 Aggregate

7. **Covered Professional Services (as defined in the Policy and/or by Endorsement):**

Real Estate Appraisal and Valuation:	Yes	X	No		
Residential Property:	Yes	X	No		
Commercial Property:	Yes		No	X	
Bodily Injury and Property Damage Caused During Appraisal Inspection ($100,000 Sub-Limit):	Yes	X	No		(If "yes", added by endorsement)
Right of Way Agent and Relocation:	Yes		No	X	
Machinery and Equipment Valuation:	Yes		No	X	
Personal Property Appraisal:	Yes		No	X	(If "yes", added by endorsement)
Real Estate Sales/Brokerage:	Yes		No	X	(If "yes", added by endorsement)

8. Report **Claims** to: LIA Administrators & Insurance Services, 800-334-0652, P.O. Box 1319, 1600 Anacapa Street, Santa Barbara, CA 93102-1319

9. **Annual Premium:** **$1,739.00**

$20.00 **Convenience Fee**

10. **Forms attached at issue:** LIA002 (04/19) LIA CA (01/22) LIA012 (06/22) LIA020 (02/22) LIA164 (05/19) LIA169 (12/21) LIA173 (01/24) LIA174 (01/25)

This Declarations page, together with the completed and signed Policy Application including all attachments and thereto, and the Policy shall constitute the contract between the Named **Insured** and the Company.

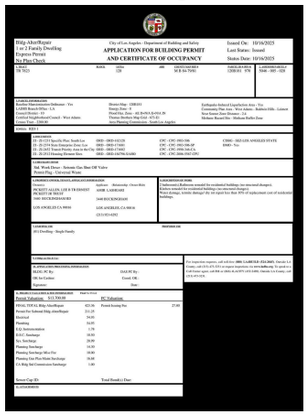
12/02/2025
Date

By _____
Authorized Representative

LIA001 (05/22) Page 1 of 1

Supplemental Information *(continued)*

building permit of total remodelings



Bldg-Alter/Repair
1 or 2 Family Dwelling
Express Permit
Fire Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

Issued On: 10/16/2025
Last Status: Issued
Status Date: 10/16/2025

Permit Valuation: $23,500.00 PC Valuation:

PRINCIPAL TYPE OF Bldg-Alter/Repair 421.36 Permit Issuing Fee 37.00
Permit Fee Subtotal Bldg-Alter/Repair 311.25
Electrical 34.00
Plumbing 34.00
S.D. Administration 1.79
Bldg. Surcharge 34.00
Elec. Surcharge 34.00
Plumbing Surcharge 34.00
Plumbing Surcharge Misc Fee 34.00
Plumbing Fee Plan Maint Surcharge 34.00
Ex. Bldg Std Commission Surcharge 1.00

Total Bond(s) Due:

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

Scope of Work

The scope of work for this assignment is based on the applicable assignment elements, including: the client and any other intended users, the intended use, the definition of market value that follows, the effective date, the subject property and its relevant characteristics, and the applicable assignment conditions. The appraiser must, at a minimum: (1) obtain and review adequate and reliable information for the subject property; (2) research, verify, and analyze adequate and reliable data for the subject market area including data for each comparable property reported; and (3) report his or her analyses, opinions, and conclusions in this appraisal report.

Additional Scope of Work cannot be contrary to the original Scope of Work.

ALL OF THE ABOVE

Intended Use

The intended use of the opinions and conclusions contained in this appraisal report is for the intended user to evaluate the property that is the subject of this appraisal for a mortgage finance transaction or related activities.

Additional Intended Use cannot be contrary to the original Intended Use.

ALL OF THE ABOVE

Intended User

The intended user of this report is the lender/client.

Additional Intended Users cannot be contrary to the original Intended User.

ALL OF THE ABOVE

Definition of Market Value

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale with 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 each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

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

Statement of Assumptions and Limiting Conditions

The appraiser assumes that the title is good and marketable unless he or she becomes aware of information to the contrary.

If the appraiser has included a sketch or floor plan in this appraisal report, it shows the approximate dimensions and is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

The appraiser has relied on data provided by third parties in this appraisal report. Such data may include, but is not limited to, floor plans, flood maps, multiple listing real estate services, tax assessment records, public land records, satellite imagery, virtual street views, property data services, surveys, engineering reports, and property data aggregations. After examination of the data and data sources, the appraiser has used only the data he or she considers reliable. The appraiser assumes there are no material omissions in the data relied upon and makes no guarantees, express or implied, regarding their accuracy. If the source date is prior to the effective date of the appraisal, the appraiser assumes the property characteristics and supporting information have not changed in the interim.

The appraiser will not be required to give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) that the appraiser became aware of during the development of this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and assumes that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

Certifications

Appraiser Certifications

The Appraiser certifies and agrees that:

1. I have no present or prospective interest in the property that is the subject of this report, or relationship with the present or prospective owners or occupants of the subject property, or other parties involved in this transaction.

2. I performed this assignment without bias with respect to the parties involved in this transaction, the property that is the subject of this report, or the demographics of the area where the property is located.

3. I am aware of and have complied with all applicable laws and regulations including antidiscrimination laws, rules, and requirements that apply to the appraiser and to the assignment.

4. I did not base any part of my appraisal on the actual or perceived race, color, religion, sex (including sexual orientation or gender identity), age (other than as applicable for legally age-restricted communities), marital status, disability, familial status, or national origin of the present or prospective owners or occupants of either the subject property or properties in the area of the subject property or on any other basis prohibited by the Fair Housing Act or the Equal Credit Opportunity Act, or any other basis prohibited by law.

5. I stated in this appraisal report my own personal, unbiased, and professional analyses, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

6. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

7. I meet the credential requirements for this assignment as of the date of this appraisal report and have knowledge and experience in appraising this type of property in this market area.

8. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records, and other such data sources for the area in which the property is located.

9. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

10. I personally performed an onsite inspection of the interior and exterior areas of the subject property. I reported the readily observable condition of the improvements in factual, specific terms. I identified and reported any known physical deficiencies that could affect the soundness or structural integrity of the property.

11. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was transmitted.

12. Using information available in the normal course of business, I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal.

13. Using information available in the normal course of business, I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale.

14. I based my valuation on the available properties that are most similar to the subject property.

15. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

16. I have identified the differences between the subject and comparable properties, analyzed the market reaction to those differences, and reflected those differences in the analysis.

17. To the extent possible, I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

18. I have taken into consideration the factors that have an impact on value with respect to the subject property, and its location, including its proximity to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that I became aware of during the development of this appraisal. I have considered these adverse conditions in my analysis of the property value and have reported on the effect of the conditions on the value and marketability of the subject property.

19. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

20. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analyses supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

21. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. No one provided significant real property appraisal assistance.

22. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

23. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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

Certifications *(continued)*

25. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions. Any of the foregoing persons or entities who receive this appraisal report may choose to store, copy, reproduce, analyze, use and distribute the data in the appraisal report for internal or external purposes without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media). A person or entity who receives a copy of an appraisal report does not become an intended user, unless the appraiser identifies such person as an intended user. The appraiser and supervisory appraiser (if applicable) shall have no liability for any use of this appraisal report not related to the mortgage finance transaction and related activities for which this appraisal report was prepared.

26. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may choose to rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties. A person or entity who receives a copy of an appraisal report does not become an intended user, unless the appraiser identifies such person as an intended user. The appraiser and supervisory appraiser (if applicable) shall have no liability for any use of this appraisal report not related to the mortgage finance transaction and related activities for which this appraisal report was prepared.

27. If this report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this report containing a copy or representation of my signature, I agree that my electronic signature has the same force and effect as my manual handwritten signature, and that the report is enforceable and valid as a paper version of this report would be if delivered containing my manual handwritten signature.

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

29. I have performed services regarding the subject property within the three years preceding the agreement to perform this assignment.

Description of Prior Services: EXCEPT 29, ALL OF THE ABOVE

Signature

Appraiser



04/30/2026

Jialiang Wang — Date of Signature and Report

Level	Certified Residential
ID	AR029847
State	CA
Expires	12/30/2026