

INVOICE**FROM:**

Moses Jordan, Jr.
 Jordan Appraisal Services
 1336 S Sycamore Ave
 Los Angeles, CA 90019-2836

Telephone Number: (818) 415-1757

Fax Number:

TO:

Mr. Bruce W. Robinson
 820 W. Compton Blvd., #24
 Compton, CA 902120-2952

E-Mail:

Telephone Number: (310) 722-2044

Fax Number:

Alternate Number:

INVOICE NUMBER**DATES**

Invoice Date:

Due Date:

REFERENCE

Internal Order #:

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form:

Other File # on form:

Federal Tax ID:

Employer ID:

DESCRIPTION

Lender:
 Purchaser/Borrower: N/A
 Property Address: 820 W Compton Blvd., #24
 City: Compton
 County: Los Angeles
 Legal Description: N/A

Client: Bruce W. Robinson

State: CA Zip: 90220-2952

FEES**AMOUNT**

500.00

SUBTOTAL

500.00

PAYMENTS**AMOUNT**

Check #: Date: Description:
 Check #: Date: Description:
 Check #: Date: Description:

500.00

NO OUTSTANDING BALANCE

SUBTOTAL

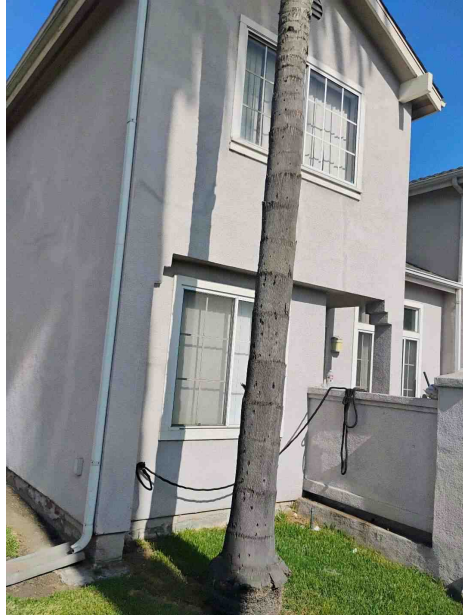
500.00

TOTAL DUE

\$

0.00

APPRAISAL OF REAL PROPERTY



LOCATED AT

820 W Compton Blvd, #24
Compton, CA 90220-2952

FOR

Mr. Bruce W. Robinson
820 W. Compton Boulevard, #24
Compton, CA 90220-2952

OPINION OF VALUE

\$520,000

AS OF

July 31, 2025

BY

Moses Jordan, Jr.
Jordan Appraisal Services
1336 S. Sycamore Avenue
Los Angeles, CA 90019
(818) 415-1757
mosesjordan@sbcglobal.net

Individual Condominium Unit Appraisal Report

File #

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.														
SUBJECT	Property Address	820 W Compton Blvd			Unit #	24	City	Compton	State	CA	Zip Code	90220-2952		
	Borrower	N/A			Owner of Public Record	Bruce W. Robinson			County	Los Angeles				
	Legal Description	N/A												
	Assessor's Parcel #	6161-001-126			Tax Year	2024	R.E. Taxes \$	3,606.32						
	Project Name	N/A			Phase #	N/A	Map Reference	734-H/J-4	Census Tract	5425.01				
	Occupant	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> Vacant	Special Assessments \$	N/A			HOA \$	290	<input type="checkbox"/> per year	<input checked="" type="checkbox"/> per month		
	Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)												
	Assignment Type	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Internal matter												
	Lender/Client	Mr. Bruce W. Robinson			Address	820 W. Compton Blvd., #24, Compton, CA 90220-2952								
	Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?										<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
Report data source(s) used, offering price(s), and date(s).										MLS and public records				
CONTRACT	I <input type="checkbox"/> did <input checked="" type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. There is no sales contract.													
	Contract Price \$ N/A Date of Contract N/A Is the property seller the owner of public record? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s)													
	Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO													
	If Yes, report the total dollar amount and describe the items to be paid.													
NEIGHBORHOOD	Note: Race and the racial composition of the neighborhood are not appraisal factors.													
	Neighborhood Characteristics				Condominium Unit Housing Trends				Condominium Housing		Present Land Use %			
	Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	85 %		
	Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	10 %		
	Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	295	Low	1	Multi-Family	5 %	
	Neighborhood Boundaries				The neighborhood boundaries maybe defined as the city limits of Cpmpton				655	High	41	Commercial	%	
									524	Pred.	16	Other	%	
	Neighborhood Description The immediate neighborhood consists of medium to high density residential developments of various styles and sizes. All essential consumer needs are close by including recreation.													
	Market Conditions (including support for the above conclusions) Like most of greater Los Angeles area the subject sub-market is experiencing an economic slowdown with interest rates increasing. Marketing times are increasing as prices are stabilizing. Lending activity has also decreased.													
	PROJECT SITE	Topography	Effectively level			Size	7,669		Density	N/A		View	None noted	
Specific Zoning Classification		CL			Zoning Description	(Limited commercial)								
Zoning Compliance		<input type="checkbox"/> Legal	<input checked="" type="checkbox"/> Legal Nonconforming – Do the zoning regulations permit rebuilding to current density?			<input type="checkbox"/> Yes <input type="checkbox"/> No								
<input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)														
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe The subject														
and immediate surrounding uses are all low density residential.														
Utilities		Public	Other (describe)			Public	Other (describe)			Off-site Improvements – Type		Public	Private	
Electricity		<input checked="" type="checkbox"/>	Local municipality			Water	<input checked="" type="checkbox"/>	Local municipality			Street	Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas		<input checked="" type="checkbox"/>	Local municipality			Sanitary Sewer	<input checked="" type="checkbox"/>	Local municipality			Alley	Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 060111 - 06037C1815F FEMA Map Date 09/26/2008														
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe														
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe														
There are no apparent adverse easements or physical encroachments.														
PROJECT INFORMATION	Data source(s) for project information Public records													
	Project Description <input type="checkbox"/> Detached <input checked="" type="checkbox"/> Row or Townhouse <input type="checkbox"/> Garden <input type="checkbox"/> Mid-Rise <input type="checkbox"/> High-Rise <input type="checkbox"/> Other (describe)													
	General Description		General Description		Subject Phase		If Project Completed		If Project Incomplete					
	# of Stories	Two	Exterior Walls	Stucco	# of Units	37	# of Phases	N/A	# of Planned Phases					
	# of Elevators	None	Roof Surface	Comp.	# of Units Completed	37	# of Units	N/A	# of Planned Units					
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed		Total # Parking	2	# of Units For Sale	0	# of Units for Sale	N/A	# of Units for Sale					
	<input type="checkbox"/> Under Construction		Ratio (spaces/units)	2:1	# of Units Sold	37	# of Units Sold	N/A	# of Units Sold					
	Year Built	1997	Type	Covered	# of Units Rented	N/A	# of Units Rented	N/A	# of Units Rented					
	Effective Age	28	Guest Parking	N/A	# of Owner Occupied Units	N/A	# of Owner Occupied Units	N/A	# of Owner Occupied Units					
	Project Primary Occupancy <input checked="" type="checkbox"/> Principal Residence <input type="checkbox"/> Second Home or Recreational <input type="checkbox"/> Tenant													
Is the developer/builder in control of the Homeowners' Association (HOA)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No														
Management Group - <input checked="" type="checkbox"/> Homeowners' Association <input type="checkbox"/> Developer <input type="checkbox"/> Management Agent - Provide name of management company.														
Does any single entity (the same individual, investor group, corporation, etc.) own more than 10% of the total units in the project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Describe														
Was the project created by the conversion of existing building(s) into a condominium? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe the original use and date of conversion.														
Are the units, common elements, and recreation facilities complete (including any planned rehabilitation for a condominium conversion)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe														
Is there any commercial space in the project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe and indicate the overall percentage of the commercial space.														

Individual Condominium Unit Appraisal Report

File #

PROJECT INFORMATION	Describe the condition of the project and quality of construction.		The project is in overall average condition. It was constructed circa 1997.																																																																																																																																																																						
	Describe the common elements and recreational facilities.		Common elements are pedestrian walkways, a recreational building, greenbelts, and open on-site guest parking.																																																																																																																																																																						
	Are any common elements leased to or by the Homeowners' Association?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe the rental terms and options.																																																																																																																																																																						
	Is the project subject to a ground rent?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, \$ per year (describe terms and conditions)																																																																																																																																																																						
	Are the parking facilities adequate for the project size and type?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe and comment on the effect on value and marketability.																																																																																																																																																																						
	I <input type="checkbox"/> did <input checked="" type="checkbox"/> did not analyze the condominium project budget for the current year. Explain the results of the analysis of the budget (adequacy of fees, reserves, etc.), or why the analysis was not performed.		The scope of this assignment did not require a budget analysis.																																																																																																																																																																						
	Are there any other fees (other than regular HOA charges) for the use of the project facilities?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, report the charges and describe.																																																																																																																																																																						
	Compared to other competitive projects of similar quality and design, the subject unit charge appears		<input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low If High or Low, describe																																																																																																																																																																						
	Are there any special or unusual characteristics of the project (based on the condominium documents, HOA meetings, or other information) known to the appraiser?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe and explain the effect on value and marketability.																																																																																																																																																																						
	Unit Charge \$ 290 per month X 12 = \$ 3,480.00 per year Annual assessment charge per year per square feet of gross living area = \$ 2.53		Utilities included in the unit monthly assessment <input checked="" type="checkbox"/> None <input type="checkbox"/> Heat <input type="checkbox"/> Air Conditioning <input type="checkbox"/> Electricity <input type="checkbox"/> Gas <input type="checkbox"/> Water <input type="checkbox"/> Sewer <input type="checkbox"/> Cable <input type="checkbox"/> Other (describe)																																																																																																																																																																						
PROJECT ANALYSIS	<table border="1" style="width:100%"><thead><tr><th>General Description</th><th>Interior</th><th>materials/condition</th><th>Amenities</th><th>Appliances</th><th>Car Storage</th></tr></thead><tbody><tr><td>Floor # Multi-level</td><td>Floors</td><td>Unknown</td><td><input type="checkbox"/> Fireplace(s) #</td><td><input type="checkbox"/> Refrigerator</td><td><input type="checkbox"/> None</td></tr><tr><td># of Levels Two</td><td>Walls</td><td>Unknown</td><td><input type="checkbox"/> Woodstove(s) #</td><td><input type="checkbox"/> Range/Oven</td><td><input type="checkbox"/> Garage <input checked="" type="checkbox"/> Covered <input type="checkbox"/> Open</td></tr><tr><td>Heating Type FAU Fuel Gas</td><td>Trim/Finish</td><td>Unknown</td><td><input checked="" type="checkbox"/> Deck/Patio</td><td><input checked="" type="checkbox"/> Disp <input type="checkbox"/> Microwave</td><td># of Cars 2</td></tr><tr><td><input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Individual AC</td><td>Bath Wainscot</td><td>Unknown</td><td><input type="checkbox"/> Porch/Balcony</td><td><input type="checkbox"/> Dishwasher</td><td><input type="checkbox"/> Assigned <input checked="" type="checkbox"/> Owned</td></tr><tr><td><input type="checkbox"/> Other (describe)</td><td>Doors</td><td>Wooden</td><td><input type="checkbox"/> Other</td><td><input type="checkbox"/> Washer/Dryer</td><td>Parking Space # 2</td></tr><tr><td colspan="2">Finished area above grade contains: 5 Rooms 3 Bedrooms 2.50 Bath(s) 1,374 Square Feet of Gross Living Area Above Grade</td><td colspan="4"></td></tr><tr><td colspan="2">Are the heating and cooling for the individual units separately metered?</td><td colspan="4"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe and comment on compatibility to other projects in the market area.</td></tr><tr><td colspan="2">Additional features (special energy efficient items, etc.)</td><td colspan="4">None noted.</td></tr><tr><td colspan="2">Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).</td><td colspan="4">The subject building improvement consist of a two-level attached condominium as part of a 37 unit gated complex constructed circa 1997. The unit has a "townhouse" design with two levels of gross living area (GLA) reported at 1,349 square feet. It is configured into three bedrooms and 2.5 baths Both the kitchen and baths appear to be updated. Overall, the unit is in average condition with some minor deferred maintenance that can be cured with regularly scheduled maintenance.</td></tr><tr><td rowspan="10" style="writing-mode: vertical-rl; transform: rotate(180deg);">UNIT DESCRIPTION</td><td colspan="2">Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?</td><td colspan="2"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe</td></tr><tr><td colspan="2">Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?</td><td colspan="2"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe</td></tr><tr><td colspan="2">I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain</td><td colspan="2"></td></tr><tr><td colspan="2">My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.</td><td colspan="2"></td></tr><tr><td colspan="2">Data source(s) MLS and public records.</td><td colspan="2"></td></tr><tr><td colspan="2">My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.</td><td colspan="2"></td></tr><tr><td colspan="2">Data source(s) MLS and public records.</td><td colspan="2"></td></tr><tr><td colspan="2">Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).</td><td colspan="2"></td></tr><tr><td colspan="2"><table border="1" style="width:100%"><thead><tr><th>ITEM</th><th>SUBJECT</th><th>COMPARABLE SALE #1</th><th>COMPARABLE SALE #2</th><th>COMPARABLE SALE #3</th></tr></thead><tbody><tr><td>Date of Prior Sale/Transfer</td><td>8/8/2019</td><td>5/28/2021</td><td>2/9/1998</td><td>10/15/2010</td></tr><tr><td>Price of Prior Sale/Transfer</td><td>\$310,000</td><td>\$410,000</td><td>\$92,500</td><td>\$170,000</td></tr><tr><td>Data Source(s)</td><td>Realquest</td><td>Realquest</td><td>Realquest</td><td>Realquest</td></tr><tr><td>Effective Date of Data Source(s)</td><td>7/2025</td><td>7/2025</td><td>7/2025</td><td>7/2025</td></tr></tbody></table></td><td colspan="2"></td></tr><tr><td colspan="2">Analysis of prior sale or transfer history of the subject property and comparable sales.</td><td colspan="2">According to public records and the local MLS, the subject property has not transferred ownership within three years prior to the date of value. The indicated comparable sales did not transfer ownership during the 12 month period prior to sale.</td></tr><tr><td rowspan="10" style="writing-mode: vertical-rl; transform: rotate(180deg);">PRIOR SALE HISTORY</td><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td></tr><tr><td colspan="2"></td><td colspan="2"></td></tr></tbody></table>		General Description	Interior	materials/condition	Amenities	Appliances	Car Storage	Floor # Multi-level	Floors	Unknown	<input type="checkbox"/> Fireplace(s) #	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> None	# of Levels Two	Walls	Unknown	<input type="checkbox"/> Woodstove(s) #	<input type="checkbox"/> Range/Oven	<input type="checkbox"/> Garage <input checked="" type="checkbox"/> Covered <input type="checkbox"/> Open	Heating Type FAU Fuel Gas	Trim/Finish	Unknown	<input checked="" type="checkbox"/> Deck/Patio	<input checked="" type="checkbox"/> Disp <input type="checkbox"/> Microwave	# of Cars 2	<input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Individual AC	Bath Wainscot	Unknown	<input type="checkbox"/> Porch/Balcony	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Assigned <input checked="" type="checkbox"/> Owned	<input type="checkbox"/> Other (describe)	Doors	Wooden	<input type="checkbox"/> Other	<input type="checkbox"/> Washer/Dryer	Parking Space # 2	Finished area above grade contains: 5 Rooms 3 Bedrooms 2.50 Bath(s) 1,374 Square Feet of Gross Living Area Above Grade						Are the heating and cooling for the individual units separately metered?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe and comment on compatibility to other projects in the market area.				Additional features (special energy efficient items, etc.)		None noted.				Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).		The subject building improvement consist of a two-level attached condominium as part of a 37 unit gated complex constructed circa 1997. The unit has a "townhouse" design with two levels of gross living area (GLA) reported at 1,349 square feet. It is configured into three bedrooms and 2.5 baths Both the kitchen and baths appear to be updated. Overall, the unit is in average condition with some minor deferred maintenance that can be cured with regularly scheduled maintenance.				UNIT DESCRIPTION	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe		Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe		I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain				My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.				Data source(s) MLS and public records.				My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.				Data source(s) MLS and public records.				Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).				<table border="1" style="width:100%"><thead><tr><th>ITEM</th><th>SUBJECT</th><th>COMPARABLE SALE #1</th><th>COMPARABLE SALE #2</th><th>COMPARABLE SALE #3</th></tr></thead><tbody><tr><td>Date of Prior Sale/Transfer</td><td>8/8/2019</td><td>5/28/2021</td><td>2/9/1998</td><td>10/15/2010</td></tr><tr><td>Price of Prior Sale/Transfer</td><td>\$310,000</td><td>\$410,000</td><td>\$92,500</td><td>\$170,000</td></tr><tr><td>Data Source(s)</td><td>Realquest</td><td>Realquest</td><td>Realquest</td><td>Realquest</td></tr><tr><td>Effective Date of Data Source(s)</td><td>7/2025</td><td>7/2025</td><td>7/2025</td><td>7/2025</td></tr></tbody></table>		ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3	Date of Prior Sale/Transfer	8/8/2019	5/28/2021	2/9/1998	10/15/2010	Price of Prior Sale/Transfer	\$310,000	\$410,000	\$92,500	\$170,000	Data Source(s)	Realquest	Realquest	Realquest	Realquest	Effective Date of Data Source(s)	7/2025	7/2025	7/2025	7/2025			Analysis of prior sale or transfer history of the subject property and comparable sales.		According to public records and the local MLS, the subject property has not transferred ownership within three years prior to the date of value. The indicated comparable sales did not transfer ownership during the 12 month period prior to sale.		PRIOR SALE HISTORY																																								
	General Description	Interior	materials/condition	Amenities	Appliances	Car Storage																																																																																																																																																																			
	Floor # Multi-level	Floors	Unknown	<input type="checkbox"/> Fireplace(s) #	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> None																																																																																																																																																																			
	# of Levels Two	Walls	Unknown	<input type="checkbox"/> Woodstove(s) #	<input type="checkbox"/> Range/Oven	<input type="checkbox"/> Garage <input checked="" type="checkbox"/> Covered <input type="checkbox"/> Open																																																																																																																																																																			
	Heating Type FAU Fuel Gas	Trim/Finish	Unknown	<input checked="" type="checkbox"/> Deck/Patio	<input checked="" type="checkbox"/> Disp <input type="checkbox"/> Microwave	# of Cars 2																																																																																																																																																																			
	<input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Individual AC	Bath Wainscot	Unknown	<input type="checkbox"/> Porch/Balcony	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Assigned <input checked="" type="checkbox"/> Owned																																																																																																																																																																			
	<input type="checkbox"/> Other (describe)	Doors	Wooden	<input type="checkbox"/> Other	<input type="checkbox"/> Washer/Dryer	Parking Space # 2																																																																																																																																																																			
	Finished area above grade contains: 5 Rooms 3 Bedrooms 2.50 Bath(s) 1,374 Square Feet of Gross Living Area Above Grade																																																																																																																																																																								
	Are the heating and cooling for the individual units separately metered?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe and comment on compatibility to other projects in the market area.																																																																																																																																																																						
	Additional features (special energy efficient items, etc.)		None noted.																																																																																																																																																																						
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).		The subject building improvement consist of a two-level attached condominium as part of a 37 unit gated complex constructed circa 1997. The unit has a "townhouse" design with two levels of gross living area (GLA) reported at 1,349 square feet. It is configured into three bedrooms and 2.5 baths Both the kitchen and baths appear to be updated. Overall, the unit is in average condition with some minor deferred maintenance that can be cured with regularly scheduled maintenance.																																																																																																																																																																							
UNIT DESCRIPTION	Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe																																																																																																																																																																						
	Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe																																																																																																																																																																						
	I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain																																																																																																																																																																								
	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.																																																																																																																																																																								
	Data source(s) MLS and public records.																																																																																																																																																																								
	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.																																																																																																																																																																								
	Data source(s) MLS and public records.																																																																																																																																																																								
	Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).																																																																																																																																																																								
	<table border="1" style="width:100%"><thead><tr><th>ITEM</th><th>SUBJECT</th><th>COMPARABLE SALE #1</th><th>COMPARABLE SALE #2</th><th>COMPARABLE SALE #3</th></tr></thead><tbody><tr><td>Date of Prior Sale/Transfer</td><td>8/8/2019</td><td>5/28/2021</td><td>2/9/1998</td><td>10/15/2010</td></tr><tr><td>Price of Prior Sale/Transfer</td><td>\$310,000</td><td>\$410,000</td><td>\$92,500</td><td>\$170,000</td></tr><tr><td>Data Source(s)</td><td>Realquest</td><td>Realquest</td><td>Realquest</td><td>Realquest</td></tr><tr><td>Effective Date of Data Source(s)</td><td>7/2025</td><td>7/2025</td><td>7/2025</td><td>7/2025</td></tr></tbody></table>		ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3	Date of Prior Sale/Transfer	8/8/2019	5/28/2021	2/9/1998	10/15/2010	Price of Prior Sale/Transfer	\$310,000	\$410,000	\$92,500	\$170,000	Data Source(s)	Realquest	Realquest	Realquest	Realquest	Effective Date of Data Source(s)	7/2025	7/2025	7/2025	7/2025																																																																																																																																														
	ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3																																																																																																																																																																				
Date of Prior Sale/Transfer	8/8/2019	5/28/2021	2/9/1998	10/15/2010																																																																																																																																																																					
Price of Prior Sale/Transfer	\$310,000	\$410,000	\$92,500	\$170,000																																																																																																																																																																					
Data Source(s)	Realquest	Realquest	Realquest	Realquest																																																																																																																																																																					
Effective Date of Data Source(s)	7/2025	7/2025	7/2025	7/2025																																																																																																																																																																					
Analysis of prior sale or transfer history of the subject property and comparable sales.		According to public records and the local MLS, the subject property has not transferred ownership within three years prior to the date of value. The indicated comparable sales did not transfer ownership during the 12 month period prior to sale.																																																																																																																																																																							
PRIOR SALE HISTORY																																																																																																																																																																									

Individual Condominium Unit Appraisal Report

File #

There are 9 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 349,000 to \$ 571,770															
There are 24 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 295,000 to \$ 655,479															
FEATURE		SUBJECT		COMPARABLE SALE # 1				COMPARABLE SALE # 2				COMPARABLE SALE # 3			
Address and Unit #		820 W Compton Blvd Unit 24 Compton, CA 90220		117 Racquet Club Dr Compton, CA 90220				199 Racquet Club Dr Compton, CA 90220				162 Racquet Club Dr Compton, CA 90220			
Project Name and Phase		N/A N/A		Heritage Estates N/A				Heritage Estates N/A				Heritage Estates N/A			
Proximity to Subject				0.89 miles E				1.02 miles E				1.06 miles E			
Sale Price		\$ N/A		\$ 530,000				\$ 535,000				\$ 525,000			
Sale Price/Gross Liv. Area		\$ sq. ft.		\$ 328.78 sq. ft.				\$ 331.89 sq. ft.				\$ 355.45 sq. ft.			
Data Source(s)				MLS, Realquest				MLS, Realquest				MLS, Realquest			
Verification Source(s)				Doc. # 232352; MLS #SB25032649MR				Doc. # 386980; MLS #DW24068619MR				Doc. # 720512; MLS #PW24056874MR			
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION + (-) \$ Adjustment				DESCRIPTION + (-) \$ Adjustment				DESCRIPTION + (-) \$ Adjustment			
Sales or Financing Concessions				\$9,600 down; \$520,400 TD				\$9,691 down; \$525,309 TD				\$105,000 down; \$420,000 TD			
Date of Sale/Time				4/10/2025				4/7/2024				10/22/2024			
Location		Quiet res. street		Abuts. mod. traf. st				Quiet res. street				Quiet res. street			
Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple				Fee Simple			
HOA Mo. Assessment		\$290		\$340				\$332				\$355.45			
Common Elements and Rec. Facilities		Green belts; Bball Court, play area		Green belts; Pool; tennis court -10,000				Green belts; Pool; tennis court -10,000				Green belts; Pool; tennis court -10,000			
Floor Location		Multi-level		Multi-level				Multi-level				Multi-level			
View		None noted		None				None				None			
Design (Style)		Contemporary		Contemporary				Contemporary				Contemporary			
Quality of Construction		Average		Average				Average				Average			
Actual Age		28		37				36				36			
Condition		Average		Average				Average				Average			
Above Grade		Total Bdrms. Baths		Total Bdrms. Baths				Total Bdrms. Baths				Total Bdrms. Baths			
Room Count		5 3 2.50		5 3 2.50				5 3 2.50				6 4 2.50 -7,000			
Gross Living Area		1,374 sq. ft.		1,612 sq. ft.				1,612 sq. ft.				1,477 sq. ft.			
Basement & Finished Rooms Below Grade		None		None				None				None			
Functional Utility		Average		Average				Average				Average			
Heating/Cooling		Cent. a/c		Cent. a/c				Cent. a/c				Cent a/c			
Energy Efficient Items		None noted		None noted				None noted				None noted			
Garage/Carport		2		2 covered spaces				2 covered spaces				2 covered spaces			
Porch/Patio/Deck		Patio		Patio				Patio				Patio			
APN (s)		6161-001-126		6160-018-033				6160-018-069				6160-018-018			
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -10,000				<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -10,000				<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -17,000			
Adjusted Sale Price of Comparables				Net Adj. 1.9 % Gross Adj. 1.9 % \$ 520,000				Net Adj. 1.9 % Gross Adj. 1.9 % \$ 525,000				Net Adj. 3.2 % Gross Adj. 3.2 % \$ 508,000			
Summary of Sales Comparison Approach See attached addenda.															
Indicated Value by Sales Comparison Approach \$ 520,000															
INCOME APPROACH TO VALUE (not required by Fannie Mae)															
Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach															
Summary of Income Approach (including support for market rent and GRM)															
Indicated Value by: Sales Comparison Approach \$ 520,000 Income Approach (if developed) \$ N/A															
The Sales Comparison approach is the most reliable indicator of value. It is the most understood and appropriate for this type of property.															
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:															
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 520,000 , as of July 31, 2025 , which is the date of inspection and the effective date of this appraisal.															

Individual Condominium Unit Appraisal Report

File #

This report form is designed to report an appraisal of a unit in a condominium project or a condominium unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a cooperative project.

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

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject unit, (2) inspect and analyze the condominium project, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) research, verify, and analyze data from reliable public and/or private sources, and (6) report his or her analysis, opinions, and conclusions in this appraisal report.

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

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

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

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

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

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

Individual Condominium Unit Appraisal Report

File #

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Individual Condominium Unit Appraisal Report

File #

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

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

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

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

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

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

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

APPRAISER

Moses Jordan, Jr.

Signature

Name Moses Jordan, Jr.

Company Name Jordan Appraisal Services

Company Address 1336 S.Sycamore Ave., Los Angeles, CA
90019

Telephone Number (818) 415-1757

Email Address mosesjordan@sbcglobal.net

Date of Signature and Report 08/05/2025

Effective Date of Appraisal July 31, 2025

State Certification # AG009915

or State License #

or Other _____ State # _____

State CA

Expiration Date of Certification or License 10/24/2025

ADDRESS OF PROPERTY APPRAISED

820 W Compton Blvd, # 24

Compton, CA 90220-2952

APPRAISED VALUE OF SUBJECT PROPERTY \$ \$520,000

LENDER/CLIENT

Name Mr. Bruce W. Robinson

Company Name

Company Address 820 W. Compton Blvd., #24, Compton, CA

90220-2952

Email Address BruceRobinson05proton.me

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

SUBJECT PROPERTY

☐ Did not inspect subject property

☐ Did inspect exterior of subject property from street

Date of Inspection

☐ Did inspect interior and exterior of subject property

Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street

☐ Did inspect exterior of comparable sales from street

Date of Inspection

Supplemental Addendum

File No.

Borrower	N/A					
Property Address	820 W Compton Blvd					
City	Compton	County	Los Angeles	State	CA	Zip Code 90220-2952
Lender/Client	Mr. Bruce W. Robinson					

Sales Comparison Approach

The search for comparable sales confined itself to the city of Compton employing Realquest and the local MLS. Three sales were chosen and gridded for direct comparison. Elements of comparison were property rights conveyed, financing terms, conditions of sale, expenditures made after purchase, conditions of market (time), location, and physical characteristics. The indicated adjustments were based on group data analysis, paired data analysis, and or the judgment of the appraiser. Conditions of market adjustments were considered but not made because the subject submarket was stable during the months prior to the date of value.

SALE 1 represented a similar multi-level or "townhouse" design condominium unit in a 102 unit gated complex located in near Downtown Compton and the civic center approximately 0.89 miles E. It has proximity to a light rail stop and city hall. The interior layout features three bedrooms with 2.50 baths. According to the MLS it has central air conditioning, a spacious patio, and an updated kitchen. On-site amenities include a community pool and tennis court. It listed on 2/13/2025 at \$530,000 before recording as a sale on 4/10/2025 at \$530,000. It was adjusted downward for on-site amenities.

SALE 2 also involved a "townhouse" condominium unit in the same complex as SALE 1 roughly 1.02 mile E. It has three bedrooms and 2.50 baths and a patio. It also has central air conditioning. The MLS reports it listed on 4/7/2024 at \$560,000 before recording as a sale on 6/13/2024 at \$535,000. It was adjusted downward for on-site amenities.

SALE 3 was the transfer of a "townhouse" design condominium unit located in the same complex as SALES 1 and 2 approximately 1.06 mile E. The MLS reports it has four bedrooms with 2.50 baths. It listed on 3/21/2024 at \$570,000. It recorded as a sale on 10/22/2024 at \$525,000. It was adjusted downward for number of bedrooms and on-site amenities.

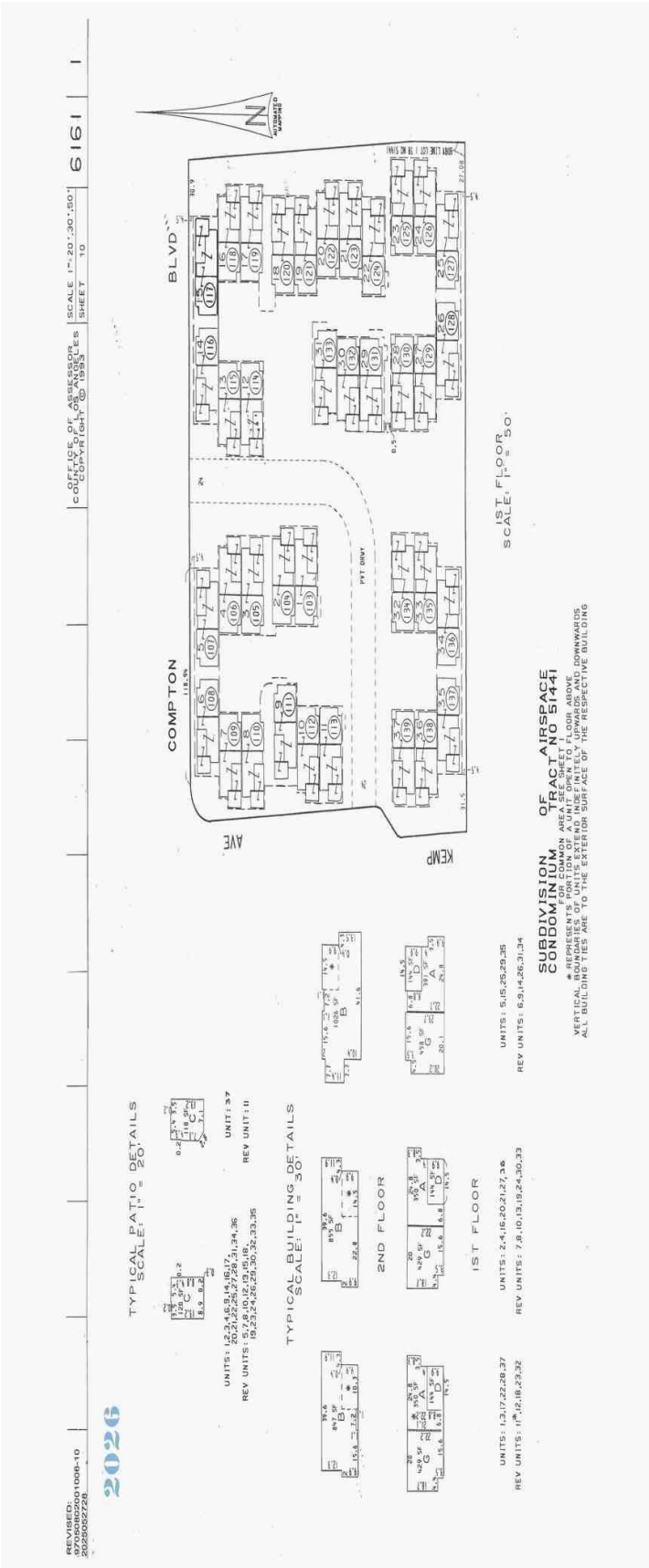
Reconciliation

The indicated adjusted sales prices ranged from \$508,000 to \$525,000 with equal weight given to all three sales. A reasonable market value of \$520,000 was reconciled. Therefore, as of the effective date of value, July 31, 2025, the subject property estimated market value was as follows:

\$520,000
(Five Hundred Twenty Thousand Dollars)

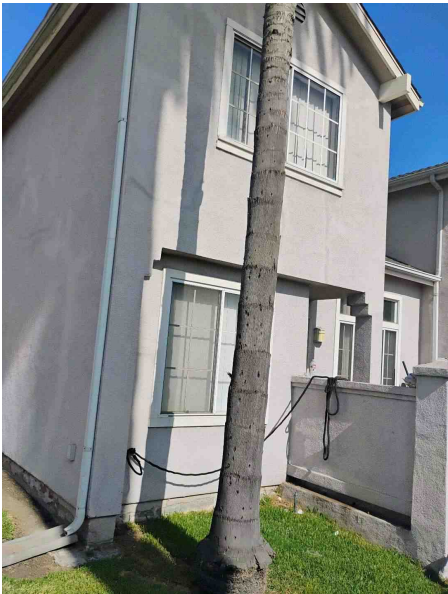
Plat Map

Borrower	N/A					
Property Address	820 W Compton Blvd					
City	Compton	County	Los Angeles	State	CA	Zip Code 90220-2952
Lender/Client	Mr. Bruce W. Robinson					



Subject Photo Page

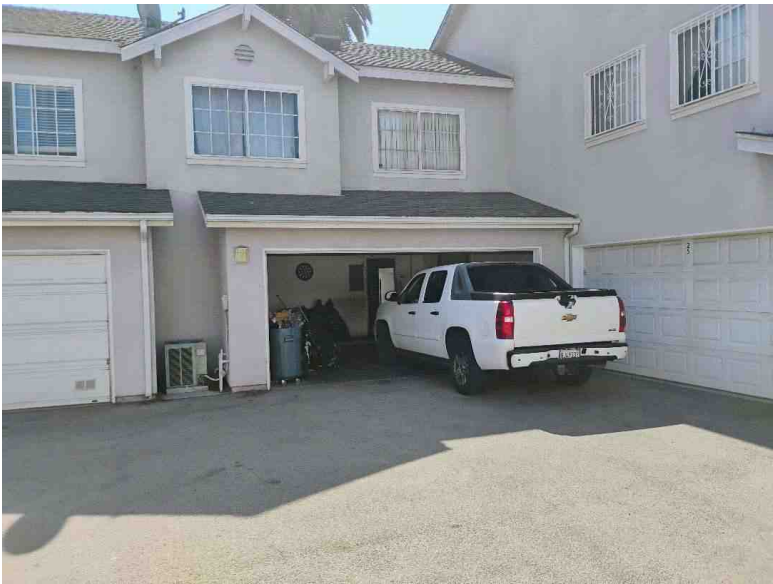
Borrower	N/A					
Property Address	820 W Compton Blvd					
City	Compton	County	Los Angeles	State	CA	Zip Code 90220-2952
Lender/Client	Mr. Bruce W. Robinson					



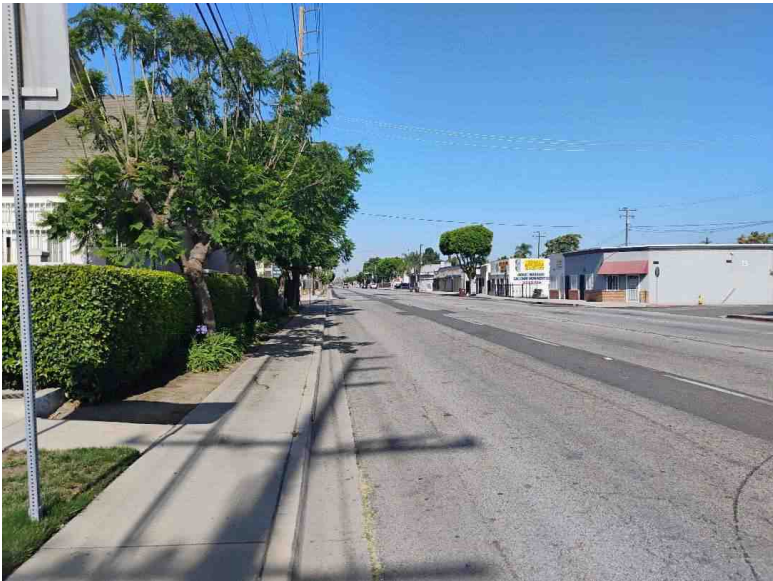
Subject Front

820 W Compton Blvd Unit 24
N/A
1,374
5
3
2.50
Quiet res. street
None noted

Average
28



Subject Rear



Street scene

Subject Photo Page

Borrower	N/A					
Property Address	820 W Compton Blvd					
City	Compton	County	Los Angeles	State	CA	Zip Code 90220-2952
Lender/Client	Mr. Bruce W. Robinson					



Subject Photo

Exterior walkways



Subject Photo

Recreation building



Subject Photo

Outdoor play area
and basketball court

Subject Photo Page

Borrower	N/A					
Property Address	820 W Compton Blvd					
City	Compton	County	Los Angeles	State	CA	Zip Code 90220-2952
Lender/Client	Mr. Bruce W. Robinson					



Subject Photo



Subject Photo



Subject Photo

Comparable Photo Page

Borrower	N/A					
Property Address	820 W Compton Blvd					
City	Compton	County	Los Angeles	State	CA	Zip Code 90220-2952
Lender/Client	Mr. Bruce W. Robinson					



Comparable 1

117 Racquet Club Dr	
Prox. to Subject	0.89 miles E
Sale Price	\$530,000
Gross Living Area	1,612
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.50
Location	Abuts. mod. traf. st
View	None
Site	
Quality	Average
Age	37



Comparable 2

199 Racquet Club Dr	
Prox. to Subject	1.02 miles E
Sale Price	\$535,000
Gross Living Area	1,612
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2.50
Location	Quiet res. street
View	None
Site	
Quality	Average
Age	36



Comparable 3

162 Racquet Club Dr	
Prox. to Subject	1.06 miles E
Sale Price	\$525,000
Gross Living Area	1,477
Total Rooms	6
Total Bedrooms	4
Total Bathrooms	2.50
Location	Quiet res. street
View	None
Site	
Quality	Average
Age	36

Market Data Map

Borrower	N/A					
Property Address	820 W Compton Blvd					
City	Compton	County	Los Angeles	State	CA	Zip Code 90220-2952
Lender/Client	Mr. Bruce W. Robinson					

