



Leeper Appraisal Services  
7003 Seashore Dr.  
Newport Beach, CA 92663  
(949) 574-5534

06/25/2024

Gary Jacinto  
1408 W Oceanfront  
Newport Beach, CA 92661

Re: Property: 1408 W Oceanfront  
Newport Beach, CA 92661  
Borrower: N/A  
File No.: 1408 W Oceanfront

Opinion of Value: \$ 6,900,000  
Effective Date: 6/17/2024

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chas W. Leeper".

Chas W. Leeper, SRA  
SRA, Appraisal Institute  
License or Certification #: AR004578  
State: CA Expires: 05/21/2026  
chas@leeperappraisal.com



# Appraisal Report

**1408 W Oceanfront  
Newport Beach, CA 92661**

**Leeper Appraisal Services  
(949) 574-5534**

**Appraised Value as of: 6/17/2024**  
**\$ 6,900,000**

FEATURES

Style/Design:	<b>Triplex</b>	Lot Size:	<b>3,049 Sq.Ft.</b>
Living Area (Sq.Ft.):	<b>2,500</b>	Neighborhood:	<b>Newport Peninsula</b>
Total Bedrooms:	<b>7</b>	Total Baths:	<b>4</b>
Year Built:	<b>1947</b>	Effective Age:	<b>35-45</b>
Condition:	<b>Average</b>	Date of Report:	<b>06/25/2024</b>

PREPARED FOR

Client:	<b>Gary Jacinto</b>		
Address:	<b>1408 W Oceanfront</b>		
City:	<b>Newport Beach</b>	State:	<b>CA</b> Zip: <b>92661</b>
Phone:	<b>909-730-6150</b>	Fax:	
E-mail:	<b>garyjacinto72@gmail.com</b>		

PREPARED BY

Appraiser's Signature

Name:	<b>Chas W. Leeper, SRA</b>	
Designation:	<b>SRA, Appraisal Institute</b>	
Certification or License #:	<b>AR004578</b>	
Expiration Date:	<b>05/21/2026</b>	ST: <b>CA</b>
E-mail:	<b>chas@leeperappraisal.com</b>	

FILING

Client File #:	Appraiser File #:	<b>1408 W Oceanfront</b>
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The value opinion expressed above is only valid in conjunction with the attached appraisal report. This value opinion may be subject to Hypothetical Conditions and/or Extraordinary Assumptions as indicated in the body of the report. A true and complete copy of this Summary Appraisal Report contains 25 pages.

# RESIDENTIAL APPRAISAL REPORT

## SUBJECT PROPERTY IDENTIFICATION

Property Address: 1408 W Oceanfront City: Newport Beach  
State: CA Zip Code: 92661 County: Orange

Legal Description of Real Property: N TR 234 BLK 14 LOT 5

Tax Assessor's Parcel #: 047-212-13 R.E. Taxes: \$ 9,976 Tax Year: 2023

Special Assessments: \$ 1,657.76 Current Owner of Record: Knox, Marlene E Tr M E; Knox Family Tr

Occupancy:  Owner  Tenant  Vacant Current Occupant (if occupied): \_\_\_\_\_

Project Type (if applicable):  Planned Unit Development  Condominium  Cooperative  \_\_\_\_\_

Home Owners' Association Membership Fees (if applicable): \$ \_\_\_\_\_  per year  per month

Market Area Name: Newport Peninsula Map Reference: N/A Census Tract: 0628.00

## ASSIGNMENT

The purpose of this appraisal is to develop a Current opinion of Market Value (as defined elsewhere in this report).

Property Rights Appraised:  Fee Simple  Leasehold  Leased Fee  Other (describe) \_\_\_\_\_

Intended Use: Listing Purposes

Intended User(s) (by name or type): Gary Jacinto

Client: Gary Jacinto Address: 1408 W Oceanfront, Newport Beach, CA 92661

Appraiser: Chas W. Leeper, SRA Address: 7003 Seashore Dr., Newport Beach, CA 92663

## MARKET AREA DESCRIPTION

Location:  Urban  Suburban  Rural Built Up:  Over 75%  25-75%  Under 25%

Growth Rate:  Rapid  Stable  Slow Property Values:  Increasing  Stable  Declining

Demand/Supply:  Shortage  In Balance  Over Supply Marketing Time:  Under 3 Mos.  3-6 Mos.  Over 6 Mos.

Typical One-Unit Housing Ranges: Price: (\$) Low 1,475,000 High 8,002,000 Predominant 3,351,662

Age: (yrs.) Low 2 High 99 Predominant 58

Present Land Use: One-Unit: 75 % 2-4 Unit: 15 % Multi-Unit: \_\_\_\_\_ % Comm'l: 10 %

Change in Land Use:  Not Likely  Likely \*  Is Changing \* \* To: \_\_\_\_\_

Market Area Comments:

See attached addenda.

## SALE / TRANSFER / LISTING HISTORY OF SUBJECT PROPERTY

My research:  Did  Did not reveal any prior sales or transfers of the subject property for the three years prior to the Effective Date of this

appraisal. Data Source(s): CoreLogic

1st Prior Sale / Transfer 2nd Prior Sale / Transfer 3rd Prior Sale / Transfer

Date of Prior Sale / Transfer: \_\_\_\_\_

Price of Prior Sale / Transfer: \_\_\_\_\_

Source(s) of Prior Sale / Transfer Data: Black Knight

Analysis of sale / transfer history, any current agreements of sale or listing, and listing history (if relevant):

Research of the applicable public records, private data services and an interview of the current owner, revealed that the subject property is not under current agreement or option and is not offered for sale on the open market. Additionally, according to these sources, the subject property has not been transferred during the past three years. None of the comps have previously sold within the pa

Client: Gary Jacinto Client File No.: \_\_\_\_\_ Appraiser File No.: 1408 W Oceanfront



# RESIDENTIAL APPRAISAL REPORT

## SALES COMPARISON APPROACH TO VALUE

For the Sales Comparison Approach, the appraiser selects comparable sales that they consider the best matches to the subject in terms of physical characteristics, physical proximity, and time of sale. The appraiser then makes adjustments to the known sale price of each comparable sale to account for differences that are recognized by the market. For example, if the subject has a single bathroom but a comparable has 2, the comparable's sale price would be reduced by the attributable value given to the extra bathroom based on the market's reaction. Likewise, if a comparable sale has a smaller square footage than the subject, its sale price would be adjusted upward in the same manner. By weighting and reconciling these adjusted sales prices together, an opinion of value for the subject can be determined.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address 1408 W Oceanfront Newport Beach, CA 92661		1402 W Oceanfront Newport Beach, CA 92661			3012 W Oceanfront Newport Beach, CA 92663			1102 W Oceanfront Newport Beach, CA 92661		
Proximity to Subject		0.02 miles E			0.91 miles NW			0.27 miles E		
Sale Price	\$ N/A	\$ 5,900,000			\$ 6,655,000			\$ 7,500,000		
Sale Price / GLA	\$ /Sq.Ft.	\$ 2,458.33/Sq.Ft.			\$ 3,458.94/Sq.Ft.			\$ 2,918.29/Sq.Ft.		
Data Source(s)	Inspection	CRMLS#NP24093413;DOM 15			CRMLS#OC23225299;DOM 39			CRMLS#NP23122569;DOM 151		
ADJUSTMENT ITEMS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions	N/A	ArmLth Cash;0		ArmLth Cash2NwLn;0		ArmLth Cash2NwLn;0		ArmLth Cash2NwLn;0		
Date of Sale / Time	N/A	s06/24;c05/24	0	s03/24;c01/24	0	s01/24;c12/23	0			
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		
Location	Ocnfrnd Boardwlk	Ocnfrnd Boardwlk		Ocnfrnd Boardwlk		Ocnfrnd Boardwlk		Ocnfrnd Boardwlk		
Site	3,049 Sq.Ft.	3074 sf		2250 sf	+39,950	3728 sf	-33,950			
View	Ocean/Beach	Ocean/Beach		Ocean/Beach		Ocean/Beach		Ocean/Beach		
Design (Style)	Triplex	Duplex	0	Duplex		SFR	-100,000			
Quality of Construction	Average	Average		Average		Average		Average		
Age	40 Eff/77	60 Eff/79	+100,000	20 Eff/49	-100,000	40 Eff/99				
Condition	Average	poor	+1,000,000	Average		Good	-200,000			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	14 7 4	10 4 2	+40,000	10 4 3	+20,000	7 4 4				
Gross Living Area	2,500 Sq.Ft.	2,400 Sq.Ft.	+30,000	1,924 Sq.Ft.	+172,800	2,570 Sq.Ft.				
Basement Total Area	0sf	0sf		0sf		0sf				
Basement Finish Area										
Functional Utility	Average	Average		Average		Average		Average		
Heating / Cooling	FAU/None	FAU/None		FAU/None		FAU/CAC				
Energy Efficient Items	None	None		None		None				
Garage / Carport	2 Carport	1 Car Garage	-20,000	1 Car Garage	-20,000	2 Car Garage	-40,000			
Porch / Patio / Deck	Patio/Balcony	Patio/Balcony		Patio/Balcony		Patio/Balcony				
GRM	N/A	621		666		663				
Short-Term Permit	No	Short-Term Prmt	-200,000	No		No				
Last Transfer	None in past 3 yrs	None in past year		None in past year		None in past year				
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 950,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 112,750	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -373,950			
Adjusted Sale Price of Comparables		Net 16.1 % Gross 23.6 %	\$ 6,850,000	Net 1.7 % Gross 5.3 %	\$ 6,767,750	Net 5.0 % Gross 5.0 %	\$ 7,126,050			

Comments on the Sales Comparison Approach:

See attached addenda.

Appraiser's Indicated Value by the Sales Comparison Approach: \$ 6,900,000

Client: Gary Jacinto

Client File No.:

Appraiser File No.:

1408 W Oceanfront



# RESIDENTIAL APPRAISAL REPORT

## RECONCILIATION

Final Reconciliation of the Approaches to Value:

In developing this appraisal, the appraiser has incorporated only the Sales Comparison approach and Income approach. The appraiser has excluded the Cost approach. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible.

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

This report is also subject to other Hypothetical Conditions or Extraordinary Assumptions as specified elsewhere in this report.

## ATTACHMENTS

A true and complete copy of this report contains 25 pages, including all exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

- |  |  |  |  |
|--|--|--|--|
| <input checked="" type="checkbox"/> Scope of Work    | <input checked="" type="checkbox"/> Limiting Cond./Certification | <input checked="" type="checkbox"/> Narrative Addendum | <input checked="" type="checkbox"/> Photograph Addenda |
| <input checked="" type="checkbox"/> Sketch Addendum  | <input checked="" type="checkbox"/> Map Addenda                  | <input checked="" type="checkbox"/> Plat Map           | <input type="checkbox"/>                               |
| <input checked="" type="checkbox"/> Additional Sales | <input checked="" type="checkbox"/> Flood Addendum               | <input checked="" type="checkbox"/> Income Approach    | <input type="checkbox"/>                               |
| <input type="checkbox"/>                             | <input type="checkbox"/>   | <input type="checkbox"/>                               | <input type="checkbox"/>                               |

## OPINION OF VALUE

This Opinion of Value may be subject to other Hypothetical Conditions and / or Extraordinary Assumptions, if so indicated above. Based on the degree of inspection of the subject property as indicated below; the defined Scope of Work for this appraisal assignment; the attached Statement of Assumptions and Limiting Conditions; and the attached Appraiser's Certifications, my (our) Current Opinion of the Market Value (or value range), as defined elsewhere in this report, of the real property that is the subject of this report is: \$ 6,900,000 , as of: 6/17/2024 , which is both the Inspection Date and the Effective Date of this appraisal.

## SIGNATURES

APPRAISER

Appraiser Name: Chas W. Leeper, SRA  
Company: Leeper Appraisal Services  
Phone: (949) 574-5534 Fax: (949) 646-8381  
E-mail: chas@leeperappraisal.com  
Date of Report (Signature): 06/25/2024  
License or Certification #: AR004578 State: CA  
Designation: SRA, Appraisal Institute  
Expiration Date of License or Certification: 05/21/2026  
Inspection of Subject:  Interior & Exterior  Exterior Only  None  
Date of Inspection: 6/17/2024

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

Supervisory or  
Co-Appraiser Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_  
Date of Report (Signature): \_\_\_\_\_  
License or Certification #: \_\_\_\_\_ State: \_\_\_\_\_  
Designation: \_\_\_\_\_  
Expiration Date of License or Certification: \_\_\_\_\_  
Inspection of Subject:  Interior & Exterior  Exterior Only  None  
Date of Inspection: \_\_\_\_\_

Client: Gary Jacinto

Client File No.:

Appraiser File No.:

1408 W Oceanfront

# ADDITIONAL COMPARABLE SALES

## SALES COMPARISON APPROACH TO VALUE

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6					
Address 1408 W Oceanfront Newport Beach, CA 92661		5309 Seashore Dr Newport Beach, CA 92663			1212 W Oceanfront Newport Beach, CA 92661			1706 W Oceanfront Newport Beach, CA 92663					
Proximity to Subject		1.85 miles NW			0.17 miles E			0.25 miles W					
Sale Price		\$ 7,200,000			\$ 6,750,000			\$ 7,450,000					
Sale Price / GLA		\$ 4,758.76/Sq.Ft.			\$ 5,192.31/Sq.Ft.			\$ 2,081.59/Sq.Ft.					
Data Source(s)		CRMLS#NP23114248;DOM 20			CRMLS#LG23100410;DOM 3			CRMLS#AR23010999;DOM 75					
ADJUSTMENT ITEMS		DESCRIPTION + (-) \$ Adjust.			DESCRIPTION + (-) \$ Adjust.			DESCRIPTION + (-) \$ Adjust.					
Sales or Financing		ArmLth			ArmLth			ArmLth					
Concessions		Cash;0			Cash;0			Cash;0					
Date of Sale / Time		s08/23;c07/23			s06/23;c06/23			s05/23;c04/23					
Rights Appraised		Fee Simple			Fee Simple			Fee Simple					
Location		Ocnfrnd Boardwlk			Ocnfrnd Boardwlk			Ocnfrnd Boardwlk					
Site		1800 sf			3735 sf			3075 sf					
View		Ocean/Beach			Ocean/Beach			Ocean/Beach					
Design (Style)		SFR			SFR			Duplex					
Quality of Construction		Average			Average			Average					
Age		40 Eff/77			50 Eff/111			20 Eff/51					
Condition		Average			Average			Average					
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths			
Room Count		14	7	4	6	3	2	7	4	3	15	8	5
Gross Living Area		2,500 Sq.Ft.			1,513 Sq.Ft.			1,300 Sq.Ft.			3,579 Sq.Ft.		
Basement Total Area		0sf			0sf			0sf			0sf		
Basement Finish Area													
Functional Utility		Average			Average			Average			Average		
Heating / Cooling		FAU/None			FAU/CAC			Wall/None			FAU/None		
Energy Efficient Items		None			None			None			None		
Garage / Carport		2 Carport			2 Car Garage			1 Car Garage			2 Car Garage		
Porch / Patio / Deck		Patio/Balcony			Patio/Balcony			Patio			Patio/Balcony		
GRM		N/A			720			675			621		
Short-Term Permit		No			No / Furnished			No			No		
Last Transfer		None in past 3 yrs			None in past year			None in past year			None in past year		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -351,450			<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 290,700		
Adjusted Sale Price		Net 4.9 %			Net 4.3 %			Net 6.5 %			Net 6.5 %		
of Comparables		Gross 16.0 %			Gross 8.9 %			Gross 6.5 %			Gross 6.5 %		
		\$ 6,848,550			\$ 7,040,700			\$ 6,966,300					

Comments:

See attached addenda.

Client: Gary Jacinto

Client File No.:

Appraiser File No.:

1408 W Oceanfront



# ADDITIONAL COMPARABLE SALES

## SALES COMPARISON APPROACH TO VALUE

FEATURE	SUBJECT	COMPARABLE SALE # 7			COMPARABLE SALE # 8			COMPARABLE SALE # 9		
Address 1408 W Oceanfront Newport Beach, CA 92661		700 E Oceanfront Newport Beach, CA 92661			4103 Seashore Dr Newport Beach, CA 92663					
Proximity to Subject		1.16 miles E			1.35 miles NW					
Sale Price		\$ 5,000,000			\$ 8,002,000					
Sale Price / GLA		\$ 2,164.50/Sq.Ft.			\$ 2,937.59/Sq.Ft.					
Data Source(s)		CRMLS#NP22145462;DOM 98			CRMLS#OC22065478;DOM 44					
ADJUSTMENT ITEMS		DESCRIPTION + (-) \$ Adjust.			DESCRIPTION + (-) \$ Adjust.			DESCRIPTION + (-) \$ Adjust.		
Sales or Financing		N/A			ArmLth					
Concessions		N/A			Cash;59775					
Date of Sale / Time		N/A			s11/22;c10/22			0 s07/22;c05/22 0		
Rights Appraised		Fee Simple			Fee Simple					
Location		Ocnfrnd Boardwlk			Blboa Parking Lot +500,000			Ocnfrnd Sand -500,000		
Site		3,049 Sq.Ft.			2566 sf +24,150			2535 sf +25,700		
View		Ocean/Beach			Prk Lot/Obstr Ocn +1,500,000			Ocean/Beach		
Design (Style)		Triplex			Duplex			Duplex		
Quality of Construction		Average			Average			Average		
Age		40 Eff/77			35 Eff/49 -25,000			30 Eff/43 -50,000		
Condition		Average			Average			Average		
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Room Count		14	7	4	10	4	3	15	7	5
Gross Living Area		2,500 Sq.Ft.			2,310 Sq.Ft. +57,000			2,724 Sq.Ft. -67,200		
Basement Total Area		0sf			0sf			0sf		
Basement Finish Area										
Functional Utility		Average			Average			Average		
Heating / Cooling		FAU/None			FAU/CAC -10,000			FAU/None		
Energy Efficient Items		None			None			None		
Garage / Carport		2 Carport			4 Car Garage -80,000			4 Car Garage -80,000		
Porch / Patio / Deck		Patio/Balcony			Patio/Balcony			Patio/Balcony		
GRM		N/A			588			668		
Short-Term Permit		No			Short-Term Prmt -200,000			No		
Last Transfer		None in past 3 yrs			None in past year			None in past year		
Net Adjustment (Total)					<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,786,150			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -691,500		
Adjusted Sale Price of Comparables					Net 35.7 %			Net 8.6 %		
					Gross 48.3 % \$ 6,786,150			Gross 9.3 % \$ 7,310,500		

Comments:

See attached addenda.

Client: Gary Jacinto

Client File No.:

Appraiser File No.:

1408 W Oceanfront



# Supplemental Addendum

File No. 1408 W Oceanfront

Client	Gary Jacinto						
Property Address	1408 W Oceanfront						
City	Newport Beach	County	Orange	State	CA	Zip Code	92661
Appraiser	Chas W. Leeper, SRA						

## Neighborhood Description

The subject was located on the Balboa Peninsula adjacent Newport Harbor and the Pacific Ocean Island. The subject neighborhood was made up of mostly average to excellent quality SFRs and small income properties (primarily duplex units). The subject is close to major support facilities including shopping (Fashion Island), schools (Newport Harbor HS, Corona Del Mar HS), hospital (Hoag Memorial Hospital Presbyterian), airport (John Wayne) and employment (Newport Center, Irvine/Newport business district). The neighborhood is close to local beaches and recreation. Newport Harbor houses the largest number of pleasure boats in the world and includes four yacht clubs and the Balboa Bay Club (Social). Many homes have harbor views which can be a major value contributor depending on the quality and distance of the water view. The majority of the bay front properties include boat docks, generally in the 30-60 ft. range. Location is primary in this market and it is common that the purchase of a "typical of the neighborhood SFR or duplex" will be torn down in favor of the purchasers exact needs and wants. Living areas for sales over the past 2 years range from apx. 1,925 to 2,022 SF, average was apx. 1,966 SF, median was apx. 1,965 SF. Lot areas were from 2,130 to 7,514 SF, average was apx. 3,104 SF, median was apx. 2,614 SF. Days on the market was from 0 to 306 and the average was 46 days. Sale/List price ratio was 98.00%. The subject's living area was in the higher and lot size in the middle of the range of sales. The "stable" property values indicated under the "Market Area Description" section of the report was based on general industry data shown in graphs on the trend page as well as direct comparison of the sales and/or listings included in this report.

## • Sales Comparison Approach - Comments on Sales Comparison Approach

Of the 8 comps included, the lowest sales price was: \$5,000,000 | highest: \$8,002,000 | mean: \$6,807,125 and the median was: \$6,975,000. After adjusting all 8 comps, the mean became: \$6,962,000 | median became \$6,908,150.

The appraiser has analyzed sales over the past two years in the subject's marketing area to help evaluate market conditions over time and market reactions to value contributors such as living area, lot size, bedrooms, bathrooms, garage spaces, pool, spas etc. To do this, the appraiser has incorporated linear and multiple regression analysis. The appraiser has taken sales data from the subject's greater market area (i.e. similar attributes outside but including the subject's immediate neighborhood) due to it's similar appeal and larger data set. Due to the lack of available sales data in the subject's sub-market, the appraiser may have also incorporated paired sales analysis or balancing of the comparable sales that make up the subject's current sub-market (comparable sales) to help arrive at credible adjustments. Applying appropriate market adjustments to comparable sales will narrow the adjusted values of those sales which gives greater insight into an opinion of value.

The final value was well supported and bracketed by the area sales. All sales were considered, however, most weight was given to sales comps 2, 3, and 6. Comp 1 was a duplex with one unit in average condition and one unit in poor condition needing all new interior so poor condition was used. Comp 1 and 7 were superior in and rental potential as they included short-term rental permits which are limited by the city and difficult to obtain. Comp 4 and 8 were located on the oceanfront where there is no boardwalk which is preferred due to additional privacy. Comp 4 came fully furnished. Comp 7 fronts the Balboa Pier Parking Lot and is about 450 feet from the beach.

## • Indicated Weight Value

Weighted Average:

The appraiser has considered the weighted average of the included comps (except listings) by using the Gross Adjustment of the sale price for each comparable as a measure of the relative quality of the comp. The Weighted average is derived by multiplying the weight of each comp by the Adjusted Sale Price of that comp, repeating for each property, then adding them all together. This weighted average gives an indication of the subject's value. As with any method, this technique is not perfect. However, it does do a very good job of giving more weight to the most similar comps while at the same time minimizing values near the extremes of the indicated value range. The estimated value by the Weighted Average Method was \$6,973,000. This value has been considered in the final value estimate.

	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight
Comp #1:	5,900,000	16.1	23.6	6,850,000	11.54
Comp #2:	6,655,000	1.7	5.3	6,767,750	13.67
Comp #3:	7,500,000	5	5	7,126,050	13.7
Comp #4:	7,200,000	4.9	16	6,848,550	12.43
Comp #5:	6,750,000	4.3	8.9	7,040,700	13.25
Comp #6:	7,450,000	6.5	6.5	6,966,300	13.53
Comp #7:	5,000,000	35.7	48.3	6,786,150	8.67
Comp #8:	8,002,000	8.6	9.3	7,310,500	13.21

## Rent Analysis and Income approach (GRM)

The rental market is considered good with limited availability of rental units. Vacancy was estimated at 1-3% and rent concessions were not a factor in this market. The appraiser researched the rental market within an apx. 2 mile radius. Due to the limited supply, the marketing times are low. Current rents are unknown to this appraiser, front unit is 30 year tenant and rear two units were used by family.

Of the 28 rental properties surveyed, the lowest rent per square footage was: \$1.42 ; the highest was \$8.95 ; the mean rent per square footage was \$3.99 and the median rent per square footage was \$3.56. The forecasted rent for the subject was taken from the upper range of rental comps due to it's beach front location.

Of the 28 sales surveyed within the subject's marketing area, the lowest GRM was: 238 ; the highest was 662 ; the mean was 351 and the median was 326. The estimated GRM was bracketed by area sales.

Of the included sales, the lowest GRM was: 588; the high was 720; the mean was 653 and the median was 664. The GRM was taken from the mid range of the included sales.

Market monthly rents in the neighborhood are estimated at \$4.40 per square foot for properties similar the subject. The subject's estimated market rent is a total of \$11,000 per month. A GRM of 630 is in the mid range of GRM and bracketed by the included comps. Applied to the subject's market rent, the appraiser estimates the subject's **value by the GRM approach to be \$6,930,000.**

## Intended User and Use

The Intended User of this appraisal report is Gary Jacinto. The Intended Use is to evaluate the property that is the subject of this appraisal for Listing Purposes. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice (USPAP).

## Supplemental Addendum

File No. 1408 W Oceanfront

Client	Gary Jacinto				
Property Address	1408 W Oceanfront				
City	Newport Beach	County	Orange	State	CA Zip Code 92661
Appraiser	Chas W. Leeper, SRA				

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice (USPAP). As of the date of this report, Chas W. Leeper, SRA has completed the continuing education program of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

In compliance with the Ethics Rule of USPAP, I hereby certify that this appraiser has not performed any services regarding the subject property within the 3 year time period immediately preceding acceptance of this assignment, as an appraiser or in any other capacity.

This appraisal report is being transmitted to the aforementioned intended user(s) in a PDF format. Any end users who modifies its contents through additions or deletions have violated this due diligence clause. Hence, be advised that if modified, this document will not be considered a true copy of the original report and thus not recognized by the State Appraisal Board. Any modifications will render this report unusable, and thus, this appraiser will not be held legally responsible for its content or conclusions.

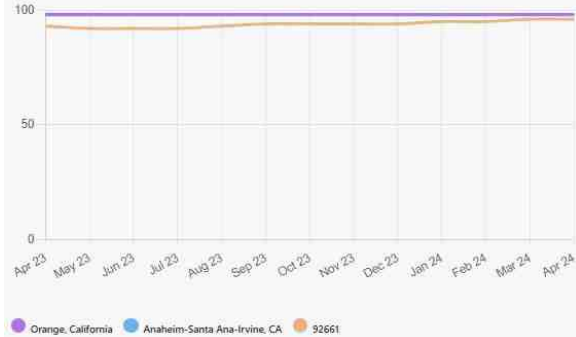
# Trend

Client	Gary Jacinto				
Property Address	1408 W Oceanfront				
City	Newport Beach	County	Orange	State	CA
Zip Code	92661				
Appraiser	Chas W. Leeper, SRA				

**Average Sales Price**

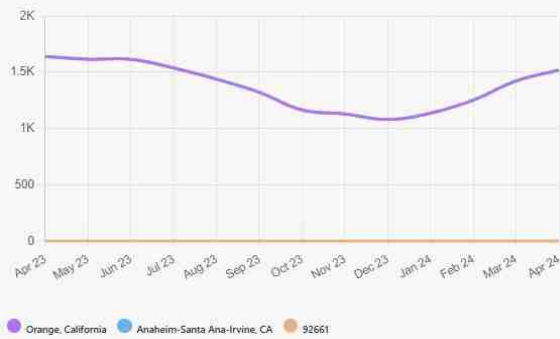


**Average Sale to Original List Price Ratio**



**Median sales price/CoreLogic  
All properties**

**Number of sales**



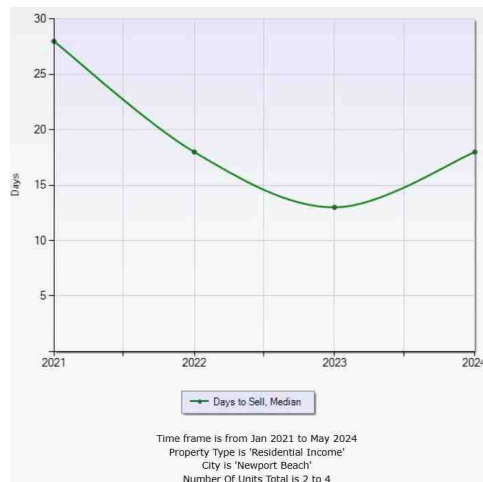
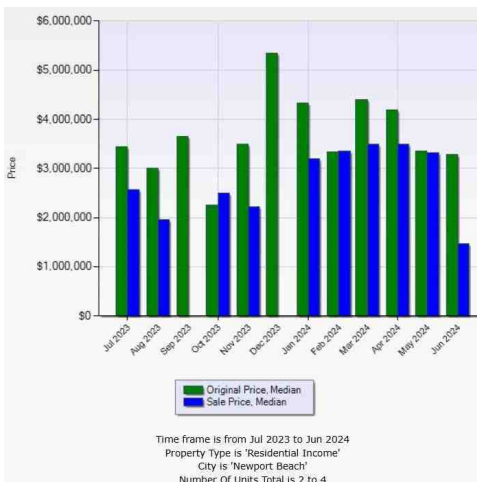
**Median sales price/MLS  
All properties**

**Median Sales Price For 92661  
From 06/2023 To 06/2024**



**Median Sales Price/PR  
All properties**

**Number of Sales  
All properties**



**All Properties**

**All Properties**

## Subject Photo Page

Client	Gary Jacinto						
Property Address	1408 W Oceanfront						
City	Newport Beach	County	Orange	State	CA	Zip Code	92661
Appraiser	Chas W. Leeper, SRA						

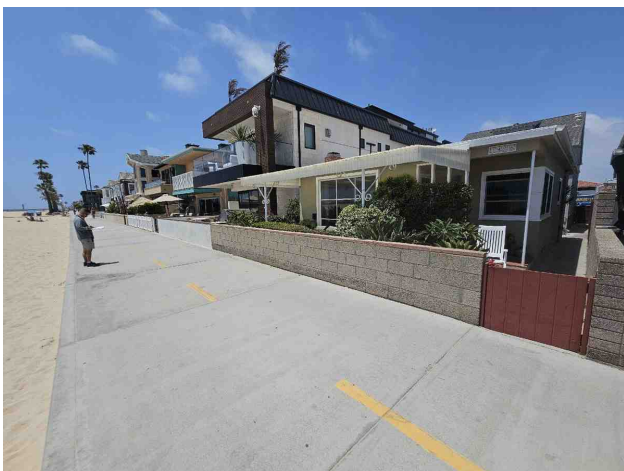


### Subject Front

1408 W Oceanfront  
Sales Price N/A  
Gross Building Area 2,568  
Age 40 Eff/77



### Subject Rear



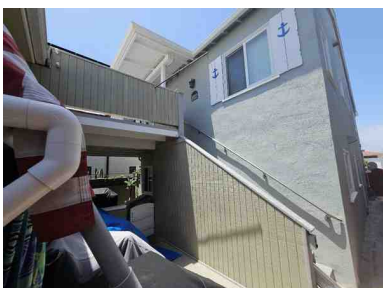
### Subject Street

# Photograph Addendum

Client	Gary Jacinto						
Property Address	1408 W Oceanfront						
City	Newport Beach	County	Orange	State	CA	Zip Code	92661
Appraiser	Chas W. Leeper, SRA						

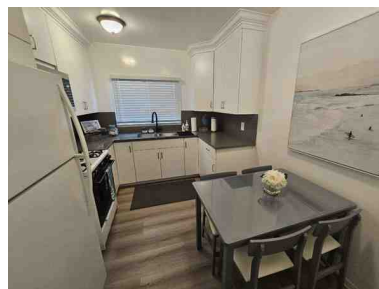
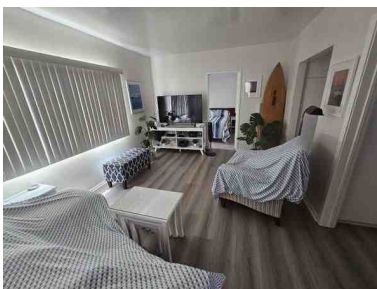
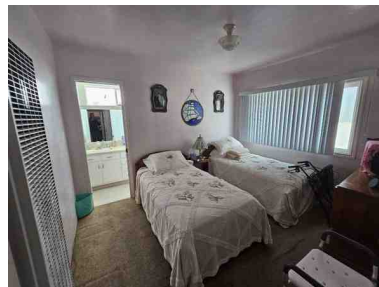


## Boardwalk

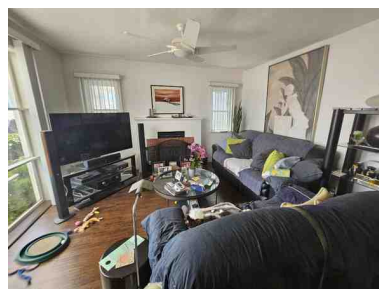
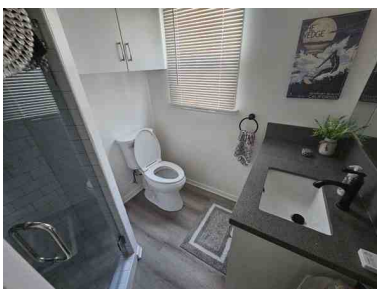
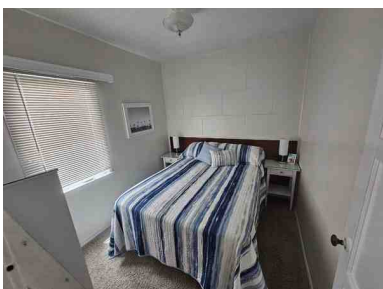


# Photograph Addendum

Client	Gary Jacinto						
Property Address	1408 W Oceanfront						
City	Newport Beach	County	Orange	State	CA	Zip Code	92661
Appraiser	Chas W. Leeper, SRA						



**View from 2nd floor**



# Photograph Addendum

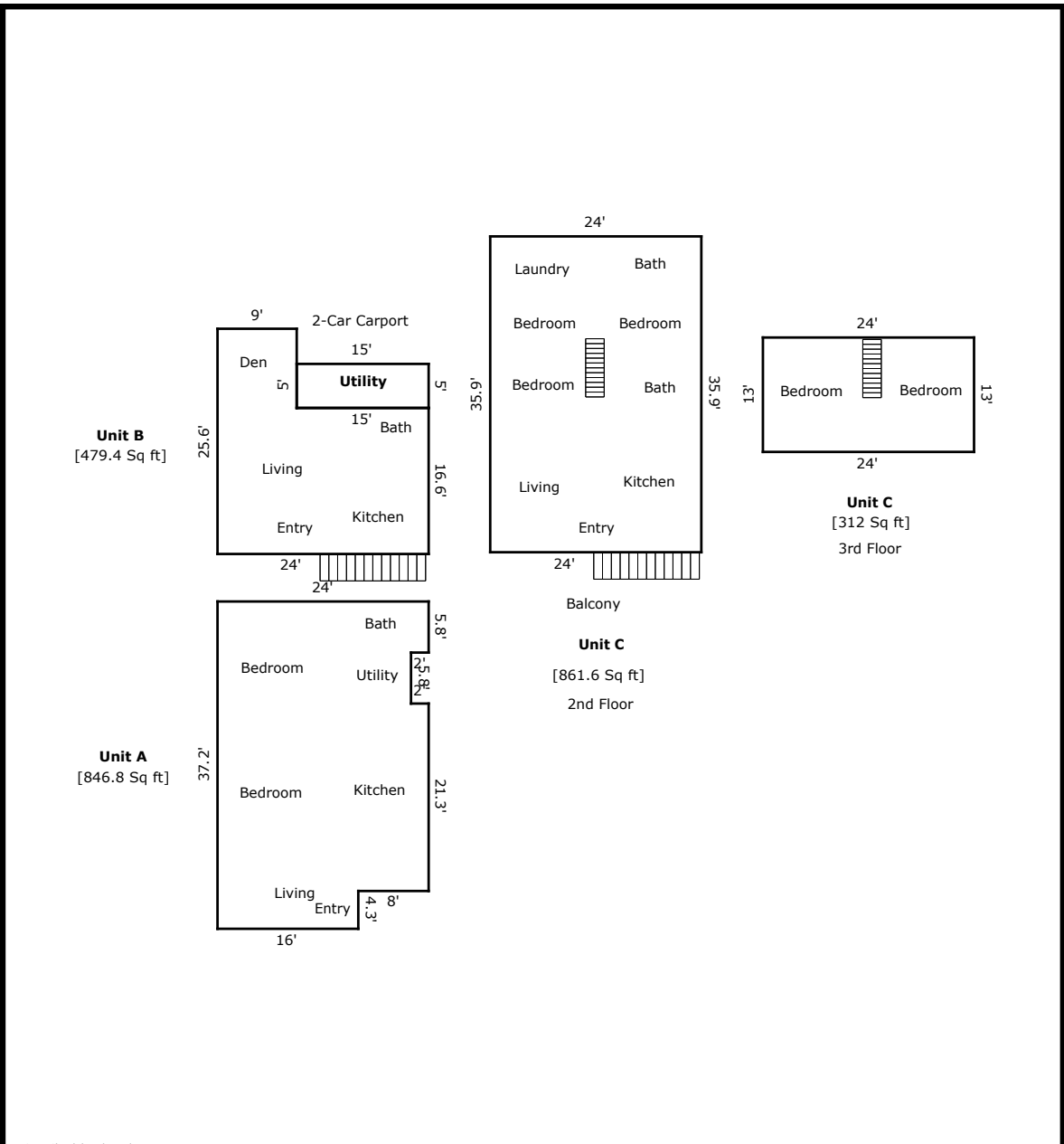
Client	Gary Jacinto						
Property Address	1408 W Oceanfront						
City	Newport Beach	County	Orange	State	CA	Zip Code	92661
Appraiser	Chas W. Leeper, SRA						



**View from Porch**

# Building Sketch

Client	Gary Jacinto				
Property Address	1408 W Oceanfront				
City	Newport Beach	County	Orange	State	CA
Appraiser	Chas W. Leeper, SRA	Zip Code	92661		



### Area Calculations Summary

Living Area	Calculation Details
Unit C	861.6 Sq ft <span style="float: right;">35.9 × 24 = 861.6</span>
Unit C	312 Sq ft <span style="float: right;">13 × 24 = 312</span>
Unit A	846.8 Sq ft <span style="float: right;">37.2 × 16 = 595.2 8 × 5.8 = 46.4 6 × 5.8 = 34.8 8 × 21.3 = 170.4</span>
Unit B	479.4 Sq ft <span style="float: right;">9 × 9 = 81 16.6 × 24 = 398.4</span>
<b>Total Living Area (Rounded):</b>	<b>2500 Sq ft</b>
<b>Non-living Area</b>	
Utility	75 Sq ft <span style="float: right;">5 × 15 = 75</span>

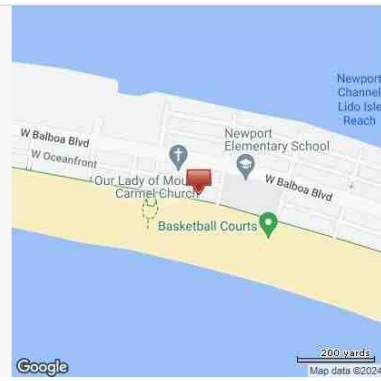
# Plat Map

Client	Gary Jacinto				
Property Address	1408 W Oceanfront				
City	Newport Beach	County	Orange	State	CA
Appraiser	Chas W. Leeper, SRA	Zip Code	92661		



# Plat Map

Client	Gary Jacinto						
Property Address	1408 W Oceanfront						
City	Newport Beach	County	Orange	State	CA	Zip Code	92661
Appraiser	Chas W. Leeper, SRA						



# Location Map

Client	Gary Jacinto			
Property Address	1408 W Oceanfront			
City	Newport Beach	County	Orange	State CA      Zip Code 92661
Appraiser	Chas W. Leeper, SRA			



## Comparable Photo Page

Client	Gary Jacinto				
Property Address	1408 W Oceanfront				
City	Newport Beach	County	Orange	State	CA Zip Code 92661
Appraiser	Chas W. Leeper, SRA				



### Comparable 1

1402 W Oceanfront  
Sales Price 5,900,000  
G.B.A. 1,924  
Age/Yr. Blt. 60 Eff/79



### Comparable 2

3012 W Oceanfront  
Sales Price 6,655,000  
G.B.A. 3,579  
Age/Yr. Blt. 20 Eff/49



### Comparable 3

1102 W Oceanfront  
Sales Price 7,500,000  
G.B.A. 2,800  
Age/Yr. Blt. 40 Eff/99

## Comparable Photo Page

Client	Gary Jacinto				
Property Address	1408 W Oceanfront				
City	Newport Beach	County	Orange	State	CA Zip Code 92661
Appraiser	Chas W. Leeper, SRA				



### Comparable 4

5309 Seashore Dr  
Sales Price 7,200,000  
G.B.A. 2,310  
Age/Yr. Blt. 40 Eff/48



### Comparable 5

1212 W Oceanfront  
Sales Price 6,750,000  
G.B.A. 2,724  
Age/Yr. Blt. 50 Eff/111



### Comparable 6

1706 W Oceanfront  
Sales Price 7,450,000  
G.B.A. 2,400  
Age/Yr. Blt. 20 Eff/51

## Comparable Photo Page

Client	Gary Jacinto				
Property Address	1408 W Oceanfront				
City	Newport Beach	County	Orange	State	CA Zip Code 92661
Appraiser	Chas W. Leeper, SRA				



### Comparable 7

700 E Oceanfront  
Sales Price 5,000,000  
G.B.A. 800  
Age/Yr. Blt. 35 Eff/49



### Comparable 8

4103 Seashore Dr  
Sales Price 8,002,000  
G.B.A. 2,399  
Age/Yr. Blt. 30 Eff/43

### Comparable 9

Sales Price  
G.B.A. 1,152  
Age/Yr. Blt.

# ASSUMPTIONS & LIMITING CONDITIONS

## SUBJECT PROPERTY

Property Address:	1408 W Oceanfront	City:	Newport Beach
State:	CA	Zip Code:	92661
		County:	Orange

### STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

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

Client: Gary Jacinto

Client File No.:

Appraiser File No.:

1408 W Oceanfront



# DEFINITIONS & SCOPE OF WORK

## SUBJECT PROPERTY

Property Address:	1408 W Oceanfront	City:	Newport Beach
State:	CA	Zip Code:	92661
		County:	Orange

### DEFINITION OF MARKET VALUE \*:

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

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

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

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Client: Gary Jacinto      Client File No.:      Appraiser File No.: 1408 W Oceanfront

# CERTIFICATIONS

## SUBJECT PROPERTY

Property Address:	<u>1408 W Oceanfront</u>	City:	<u>Newport Beach</u>
State:	<u>CA</u>	Zip Code:	<u>92661</u>
		County:	<u>Orange</u>

### APPRAISER'S CERTIFICATION

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

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

Additional Certifications:

## SIGNATURES

APPRAISER



Appraiser Name: Chas W. Leeper, SRA  
Company: Leeper Appraisal Services  
Phone: (949) 574-5534 Fax: (949) 646-8381  
E-mail: chas@leeperappraisal.com  
Date of Report (Signature): 06/25/2024  
License or Certification #: AR004578 State: CA  
Designation: SRA, Appraisal Institute  
Expiration Date of License or Certification: 05/21/2026  
Inspection of Subject:  Interior & Exterior  Exterior Only  None  
Date of Inspection: 6/17/2024

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

Supervisory or  
Co-Appraiser Name: \_\_\_\_\_  
Company: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_  
Date of Report (Signature): \_\_\_\_\_  
License or Certification #: \_\_\_\_\_ State: \_\_\_\_\_  
Designation: \_\_\_\_\_  
Expiration Date of License or Certification: \_\_\_\_\_  
Inspection of Subject:  Interior & Exterior  Exterior Only  None  
Date of Inspection: \_\_\_\_\_

Client: Gary Jacinto

Client File No.:

Appraiser File No.:

1408 W Oceanfront