



leeperAppraisal
7003 Seashore Dr
Newport Beach, CA 92663-1731
(949) 574-5534
leeperAppraisal.com

02/26/2026

Jeff Stoffel
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: \$ 6,670,000
Effective Date: 1/23/2026

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 "Kelly R Leeper".

Kelly R Leeper
Certified Residential Appraiser
License or Certification #: AR 036084
State: CA Expires: 09/26/2026
kelly@leeperappraisal.com



Appraisal Report

**11408 W Oceanfront
Newport Beach, CA 92661**

leeperAppraisal
(949) 574-5534
leeperAppraisal.com

Appraised Value as of:	1/23/2026
\$	6,670,000

FEATURES

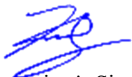
Style/Design:	Triplex	Lot Size:	3,049 Sq.Ft.
Living Area (Sq.Ft.):	2,500	Neighborhood:	Newport Peninsula
Total Bedrooms:	7	Total Baths:	4.0
Year Built:	1947	Effective Age:	35-45
Condition:	Average	Date of Report:	02/26/2026

PREPARED FOR

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

PREPARED BY

Name:	Kelly R Leeper	
Designation:	Certified Residential Appraiser	
Certification or License #:	AR 036084	
Expiration Date:	09/26/2026	ST: CA
E-mail:	kelly@leeperappraisal.com	


Appraiser's Signature

FILING

Client File #:	Appraiser File #:	1408 W Oceanfront
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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 30 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: 11244 Census Tract: 06059-0628.00

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: Estate Administration

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

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

Appraiser: Kelly R Leeper Address: 7003 Seashore Dr, Newport Beach, CA 92663-1731

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 2,060,000 High 12,150,000 Predominant 3,867,879

Age: (yrs.) Low 1 High 117 Predominant 61

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		3705 Seashore Dr # A&B Newport Beach, CA 92663			200 E Oceanfront Newport Beach, CA 92661			1402 W Oceanfront Newport Beach, CA 92661		
Proximity to Subject		1.19 miles NW			0.88 miles E			0.02 miles E		
Sale Price		\$ 6,805,000			\$ 7,200,000			\$ 5,900,000		
Sale Price / GLA		\$ 3,093.18/Sq.Ft.			\$ 2,965.40/Sq.Ft.			\$ 2,458.33/Sq.Ft.		
Data Source(s)		Inspection CRMLS#PW25134362;DOM 0			Inspection CRMLS#NP25007974;DOM 54			Inspection CRMLS#NP24093413;DOM 15		
ADJUSTMENT ITEMS		DESCRIPTION +(-) \$ Adjust.			DESCRIPTION +(-) \$ Adjust.			DESCRIPTION +(-) \$ Adjust.		
Sales or Financing		N/A			Cash			Cash		
Concessions		N/A			0			180000		
Date of Sale / Time		N/A			s06/25;c06/25			s03/25;c03/25		
Rights Appraised		Fee Simple			Fee Simple			Fee Simple		
Location		Ocnfrnd Boardwlk			Ocnfrnd Sand			Ocnfrnd Boardwlk		
Site		3,049 Sq.Ft.			2034 sf			2614 sf		
View		Ocean/Beach			Ocean/Beach			Ocean/Beach		
Design (Style)		Triplex			Duplex			Duplex		
Quality of Construction		Average			Average			Average		
Age		79			53			95		
Condition		Average			Average			Good		
Above Grade		Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count		14 7 4.0			14 7 4.0			15 5 4.0		
Gross Living Area		2,500 Sq.Ft.			2,200 Sq.Ft.			2,428 Sq.Ft.		
Basement Total Area		0sf			0sf			0sf		
Effective Age		40			40			60		
Functional Utility		Average			Average			Average		
Heating / Cooling		FAU/None			FAU/None			Wall/None		
Energy Efficient Items		None			None			None		
Garage / Carport		2 Carport			2 Car Garage			2 Car Garage		
Porch / Patio / Deck		Patio/Balcony			Patio/Balcony			Patio/None		
GRM		N/A			454			474		
Short-Term Permit		No			No			Short-Term Prmt		
Last Transfer		None in past 3 yrs			None in past year			None in past year		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -424,600			<input type="checkbox"/> + <input checked="" type="checkbox"/> -		
Adjusted Sale Price of Comparables					\$ 6,380,400					
								\$ 6,770,900		
								\$ 6,710,000		

Comments on the Sales Comparison Approach:

See attached addenda.

Appraiser's Indicated Value by the Sales Comparison Approach: \$ 6,670,000

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:

The appraisal is retrospective and has been completed as of 1/23/2026. Appraiser viewed the property on 2/18/2026 and estimates the property was in similar condition on the date of appraisal. If this is to be found incorrect, it may effect assignment results.

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 30 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 checked="" type="checkbox"/> Form Certification |
| <input checked="" type="checkbox"/> Additional Sales | <input type="checkbox"/> | <input checked="" type="checkbox"/> Income Approach | <input checked="" type="checkbox"/> Income Approach |
| <input checked="" type="checkbox"/> Extraordinary Assumptions | <input checked="" type="checkbox"/> Photograph Addenda | <input checked="" type="checkbox"/> Zoning Map | <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: \$ 6,670,000 , as of: 1/23/2026 , which is both the Inspection Date and the Effective Date of this appraisal.

SIGNATURES

APPRAISER

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


Appraiser Name: Kelly R Leeper
Company: leeperAppraisal
Phone: (949) 574-5534 Fax: _____
E-mail: kelly@leeperappraisal.com
Date of Report (Signature): 02/26/2026
License or Certification #: AR 036084 State: CA
Designation: Certified Residential Appraiser
Expiration Date of License or Certification: 09/26/2026
Inspection of Subject: Interior & Exterior Exterior Only None
Date of Inspection: 2/18/2026

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

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	Kelly R Leeper			

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. Lot areas for sales over the past 2 years range from apx. 1,656 to 9,583 SF, average was apx. 2,951 SF, median was apx. 2,614 SF. Days on the market was from 0 to 247 and the average was 56 days. Sale/List price ratio was 94.40%. The subject's lot area was in the higher end 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.

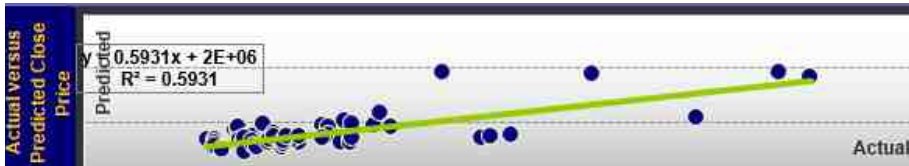
• Sales Comparison Approach - Comments on Sales Comparison Approach

Of the 6 comps included, the lowest sales price was: \$5,900,000 | highest: \$7,500,000 | mean: \$6,825,000 and the median was: \$6,847,500. After adjusting all 6 comps, the mean became: \$6,674,567 | median became \$6,740,450.

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 comp 1 and 2 as they were the most recent. Due to a lack of comps the appraiser had to go back beyond 1 year and further than 1 mile to find comps. All comps were front row on the Balboa Peninsula. Comps 2, 3, and 5 had an increased rental potential as they included short-term rental permits which are limited by the city and difficult to obtain. Comp 1 was located on the oceanfront where there is no boardwalk which is preferred due to additional privacy. Comp 5 fronts the Balboa Pier Parking Lot and is about 450 feet from the beach. Comps 5 and 6 are listings. Listings tend to set the upper limits of value. Weight was also given to the weighted average. It appears home values have slightly declined since the last appraisal (dated 6/25/2024) the appraiser completed on the subject and rent has increased.

Support for primary value contributors of living and site areas was taken from a multiple regression analysis of sold properties in the subject's marketing area. Indicated adjustments (coefficient) for building area: \$6 with a standard error of \$2 and R2 value of 0.30 | For lot size: -\$227,600 with a standard error of \$230,383 and R2 value of 0.34. After analyzing the subject's sub-market (comparable sales), the appraiser determined more appropriate adjustments to be \$300 for living area and \$25 for lot size.



• 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. By assigning appropriate weights, the weighted average method acknowledges that some sales are better indicators of a property's value than others.

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 result is a more nuanced and accurate appraisal, balancing the strengths and limitations of individual comparables. This approach not only enhances the credibility of the appraisal but also provides stakeholders with a fair representation of the property's market value. The estimated value by the Weighted Average Method for this appraisal was \$6,676,000. This method's value estimate has been considered along with the Direct Sales Comparison Approach to Value.

	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight
Comp #1:	6,805,000	6.2	9.6	6,380,400	25.94
Comp #2:	7,200,000	6	6.3	6,770,900	28.48
Comp #3:	5,900,000	13.7	21.2	6,710,000	17.01
Comp #4:	6,655,000	2.6	6.2	6,829,600	28.57
Comp #5:	6,890,000	0.8	20.2	6,835,100	
Comp #6:	7,500,000	13	13	6,521,400	

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 14 rental properties surveyed, the lowest rent per square footage was: \$2.09 ; the highest was \$8.66 ; the mean rent per

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	Kelly R Leeper						

square footage was \$6.17 and the median rent per square footage was \$6.42. The forecasted rent for the subject was bracketed by area rentals.

Of the 8 sales surveyed within the subject's marketing area, the lowest GRM was: 240 ; the highest was 457 ; the mean was 314 and the median was 286 . The estimated GRM was bracketed by area sales and taken from the high end of the range due to included sales GRMs.

Of the included sales, the lowest GRM was: 334 ; the high was 576 ; the mean was 464 and the median was 483. The GRM was taken from the mid range of the included sales.

Market monthly rents in the neighborhood are estimated at \$6 per square foot for properties similar the subject. The subject's estimated market rent is a total of \$15,000 per month. A GRM of 445 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 \$6,675,000.**

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 Estate Administration. 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).

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.

Market Conditions Addendum to the Appraisal Report

File No. 1408 W Oceanfront

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **1408 W Oceanfront** City **Newport Beach** State **CA** ZIP Code **92661**

Borrower **N/A**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	4	0	2	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.67	0	0.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	13	8	6	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	19.4	0	9.0	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	7,177,500	0	6,662,500	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	65.5	0	131.5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	7,498,880	8,295,000	8,545,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	196	158	37	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	94.42	0	82.3	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **CRMLS indicates there were 6 closed sales during the past 12 months and 3 of those sales contained seller concessions which is 50% of the total transactions in this market area. Prior Months 7-12: 4 Sales; 3 with concessions; 75% of sales for this period. 4-6: 0 Sales; 0 with concessions; 0% of sales for this period. 0-3: 2 Sales; 0 with concessions; 0% of sales for this period. The concessions ranged between \$35,000 and \$233,000. The median concession amount is \$180,000.**

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. **CRMLS was the data source used to complete the Market Conditions Addendum. 1/25/2026**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

The Market Conditions Addendum only includes "comparable" properties in the subject's marketing area. Due to the limited amount of "comparable" data, the appraiser has also analyzed overall market data from CRMLS, Corelogic and RPR (see trend graph attached to this report). A combination of this Market Conditions Addendum and other sources have been used to determine the current "One Unit Housing Trend" found on the first page of the appraisal report.

If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

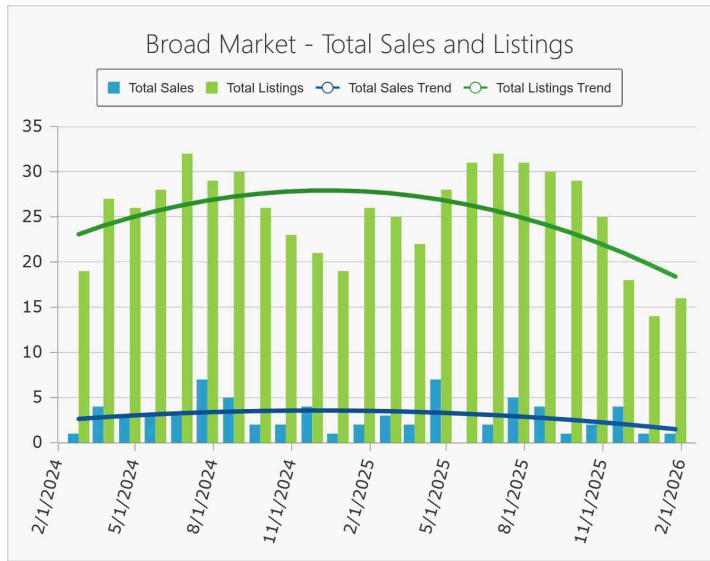
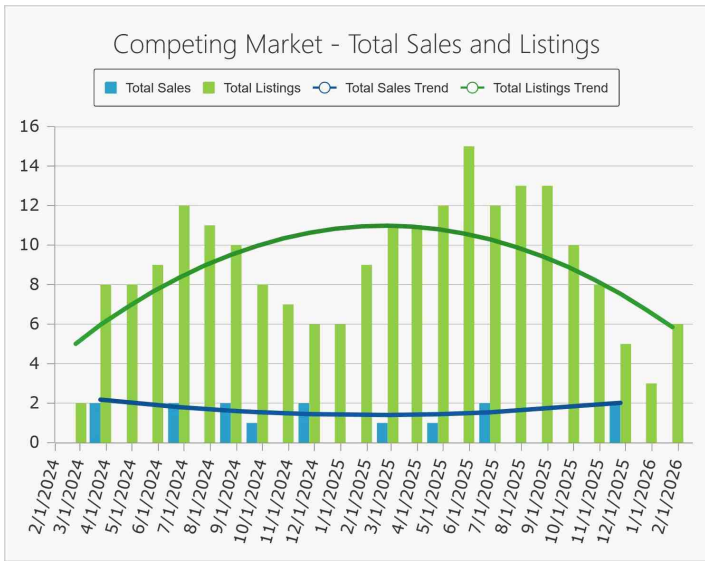
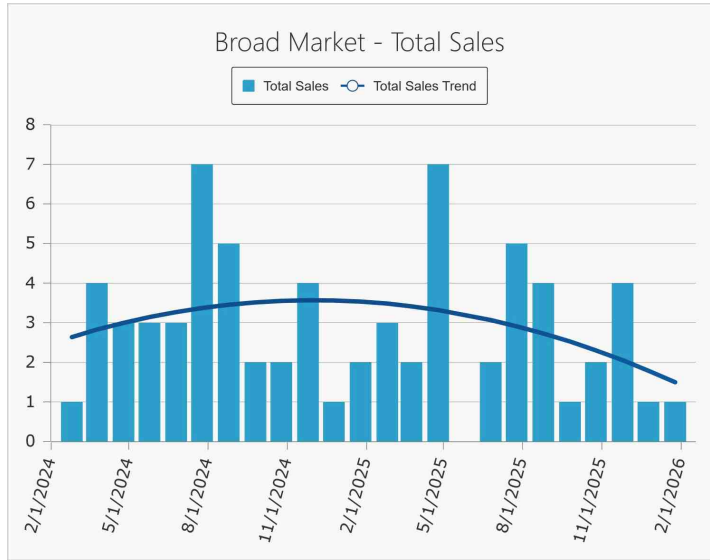
Summarize the above trends and address the impact on the subject unit and project.

Signature
 Appraiser Name **Kelly R Leeper**
 Company Name **leeperAppraisal**
 Company Address **7003 Seashore Dr, Newport Beach, CA 92663-1731**
 State License/Certification # **AR 036084** State **CA**
 Email Address **kelly@leeperappraisal.com**

Signature
 Supervisory Appraiser Name
 Company Name
 Company Address
 State License/Certification # State
 Email Address

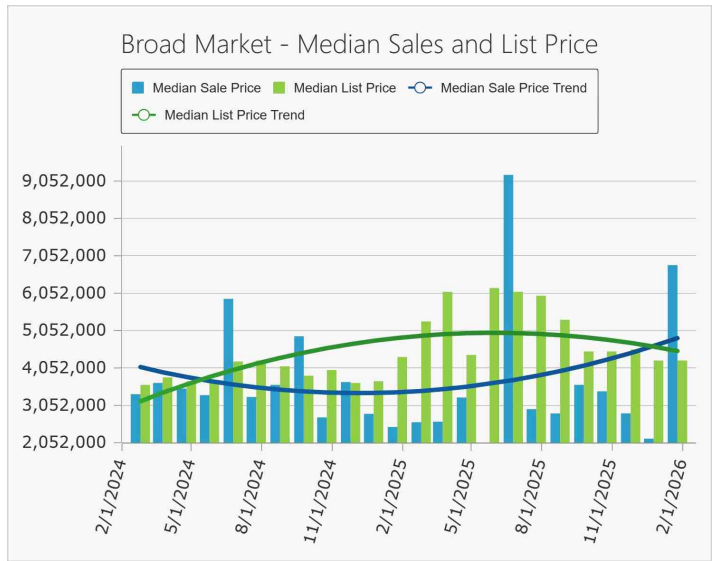
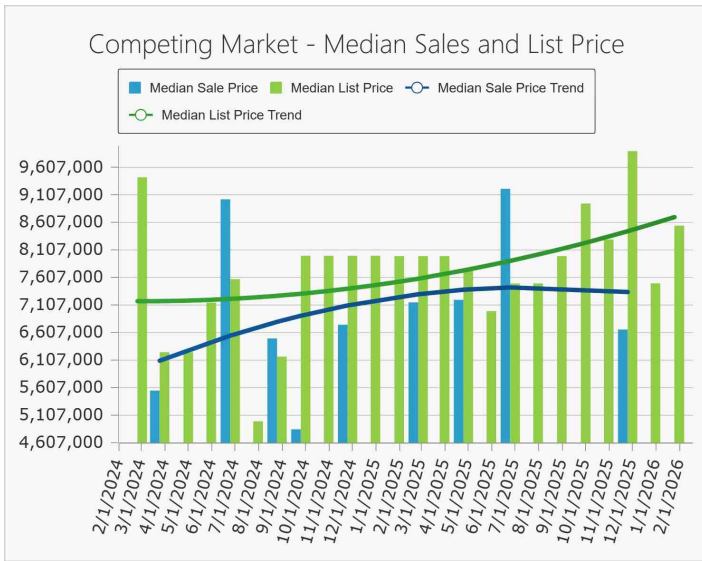
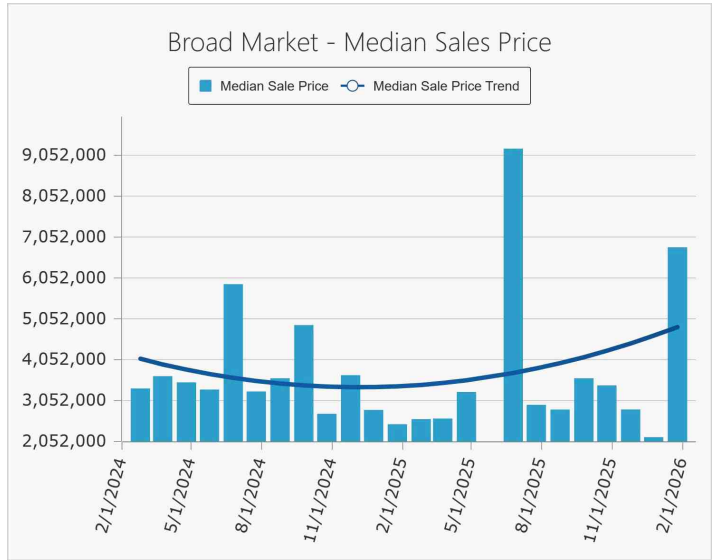
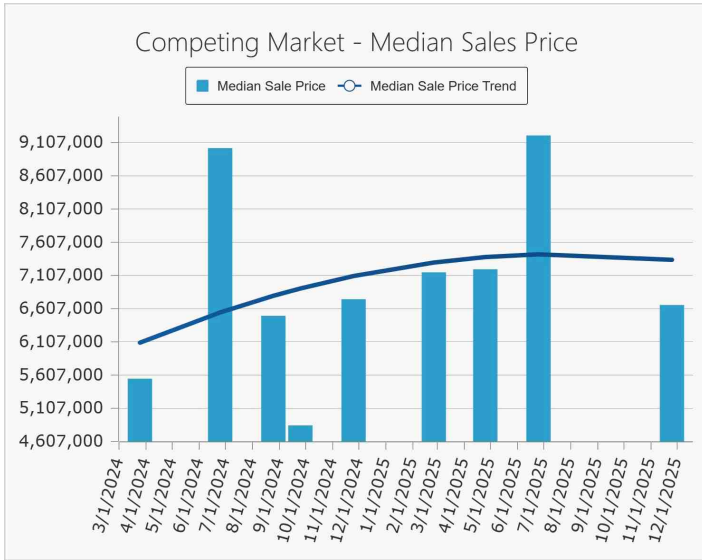
Photograph Addendum

Client	Gary Jacinto						
Property Address	1408 W Oceanfront						
City	Newport Beach	County	Orange	State	CA	Zip Code	92661
Appraiser	Kelly R Leeper						



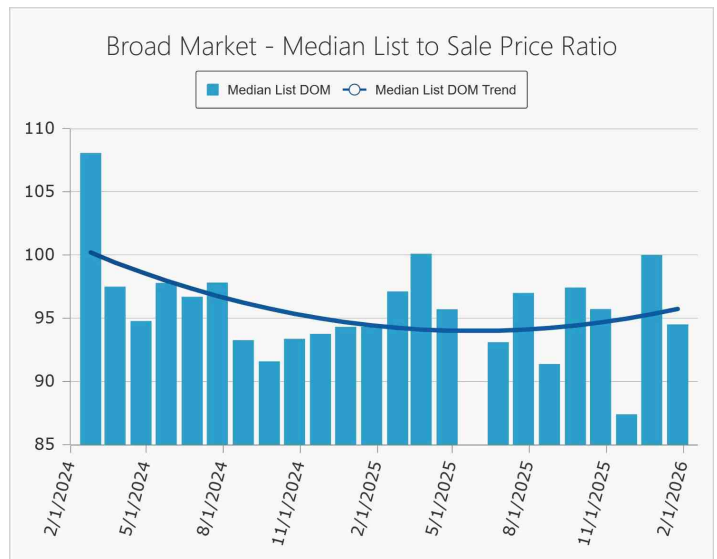
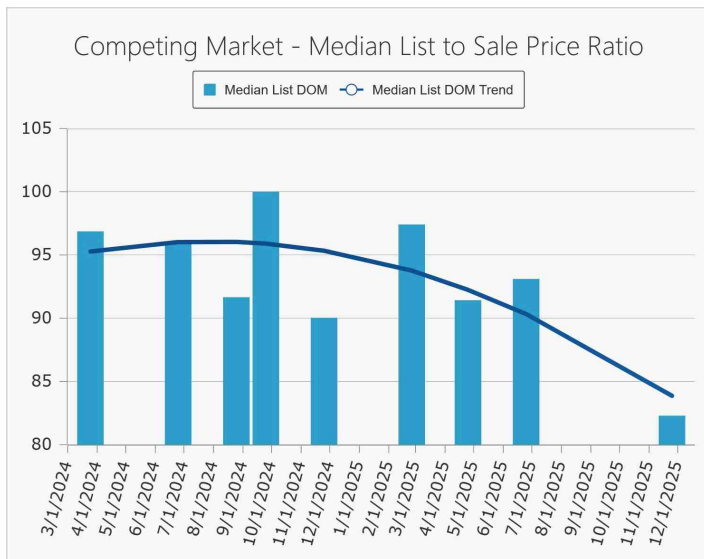
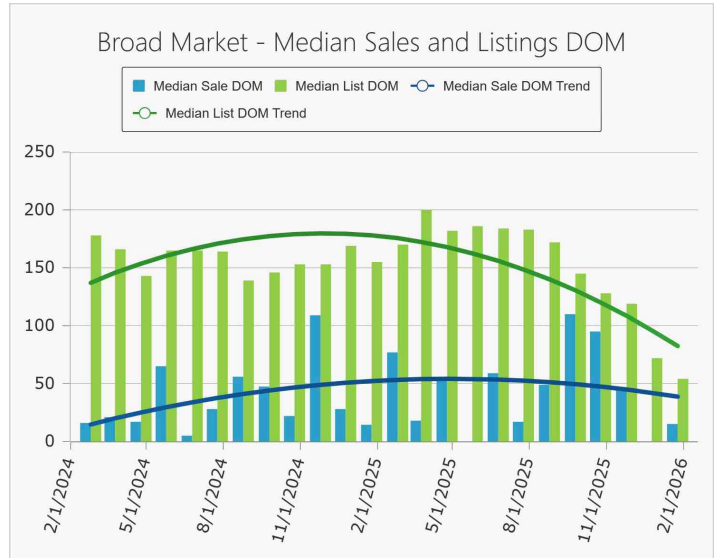
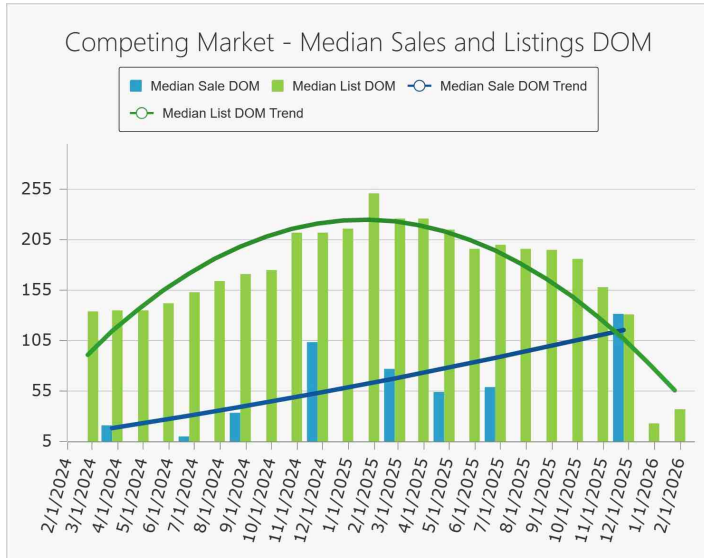
Photograph Addendum

Client	Gary Jacinto			
Property Address	1408 W Oceanfront			
City	Newport Beach	County Orange	State CA	Zip Code 92661
Appraiser	Kelly R Leeper			



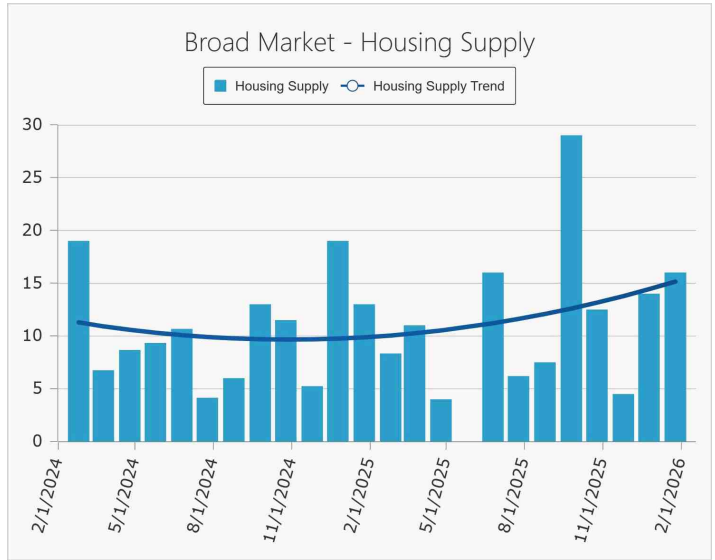
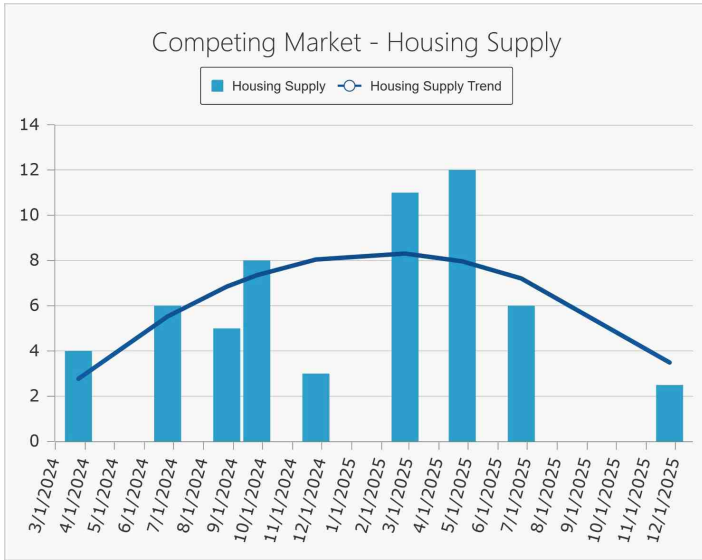
Photograph Addendum

Client	Gary Jacinto			
Property Address	1408 W Oceanfront			
City	Newport Beach	County Orange	State CA	Zip Code 92661
Appraiser	Kelly R Leeper			



Photograph Addendum

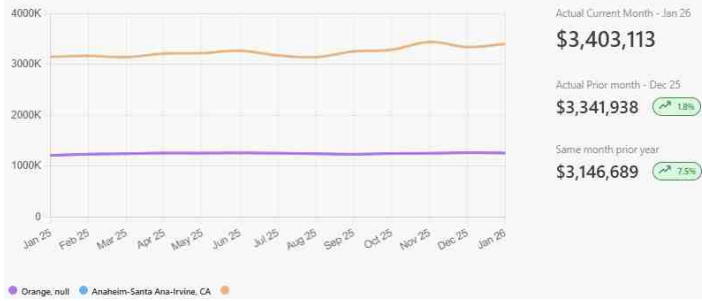
Client	Gary Jacinto			
Property Address	1408 W Oceanfront			
City	Newport Beach	County Orange	State CA	Zip Code 92661
Appraiser	Kelly R Leeper			



Trend

Client	Gary Jacinto						
Property Address	1408 W Oceanfront						
City	Newport Beach	County	Orange	State	CA	Zip Code	92661
Appraiser	Kelly R Leeper						

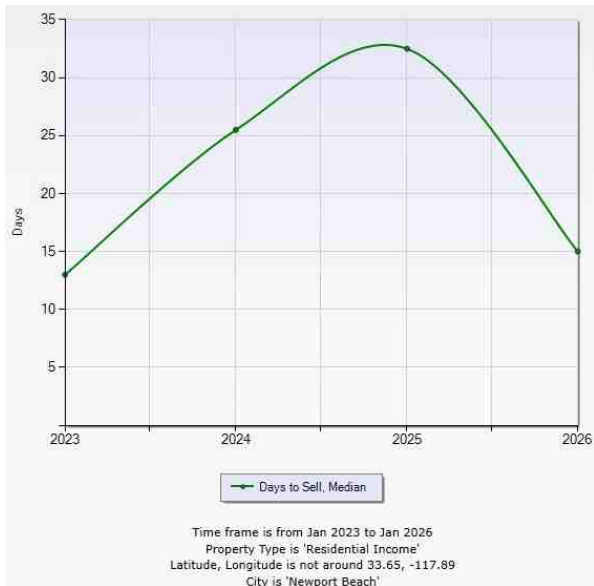
Average Sales Price



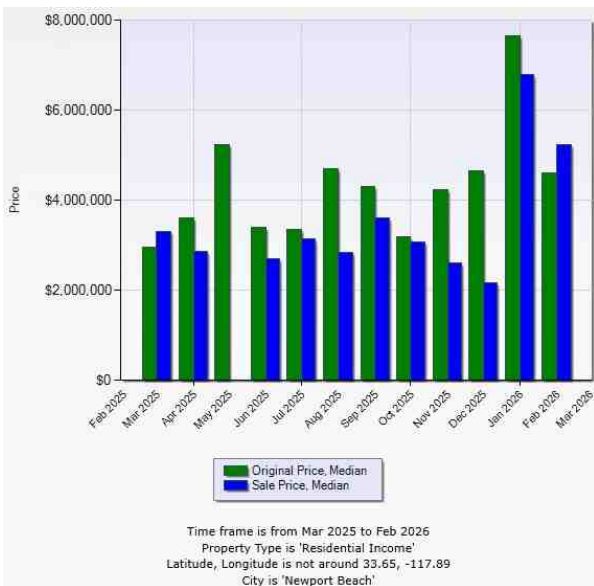
Number of sales



Median sales price/CoreLogic



Median Sales Price/PR



Median sales price/MLS



Number of Sales

Subject Photo Page

Client	Gary Jacinto				
Property Address	1408 W Oceanfront				
City	Newport Beach	County	Orange	State	CA Zip Code 92661
Appraiser	Kelly R Leeper				

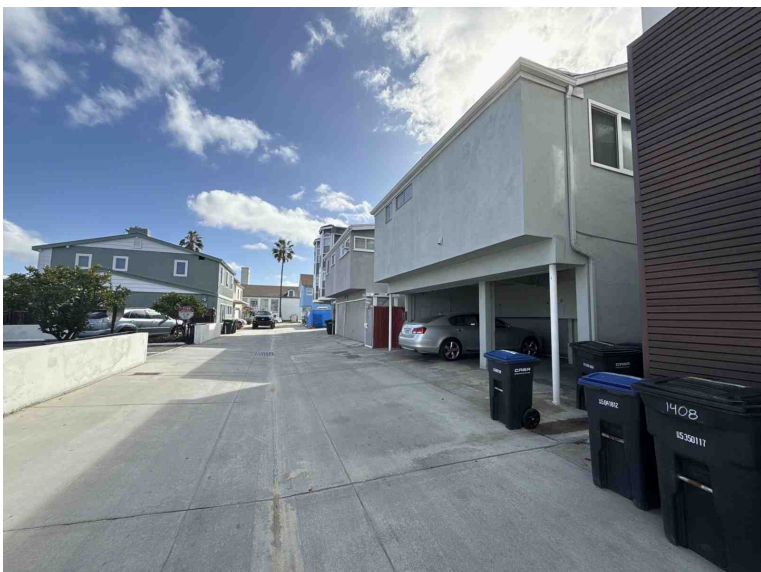


Subject Front

1408 W Oceanfront
Sales Price N/A
Gross Building Area 2,568
Age 79



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	Kelly R Leeper				



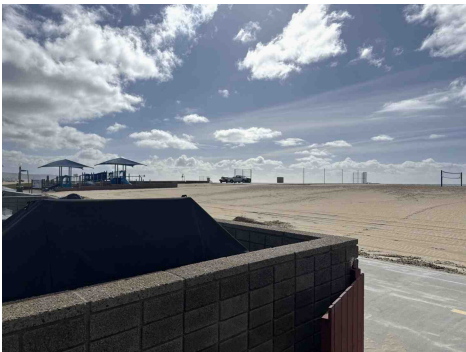
Boardwalk



Boardwalk

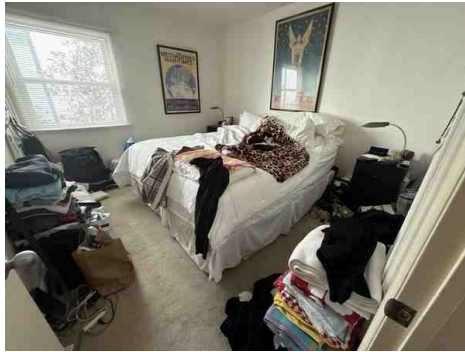


Alley



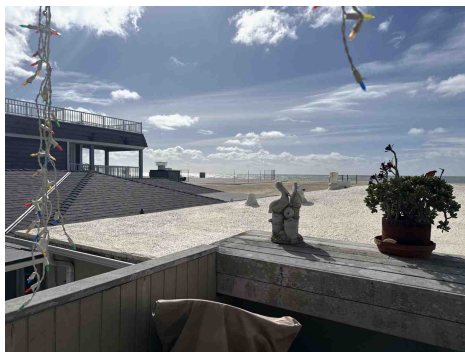
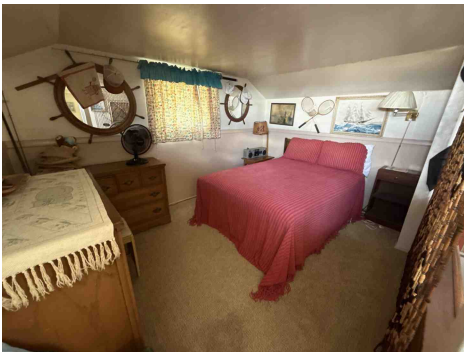
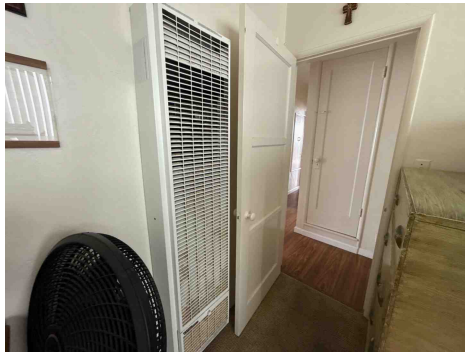
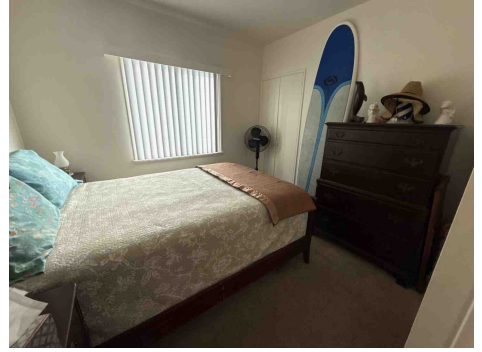
Photograph Addendum (Front Unit)

Client	Gary Jacinto				
Property Address	1408 W Oceanfront				
City	Newport Beach	County	Orange	State	CA Zip Code 92661
Appraiser	Kelly R Leeper				



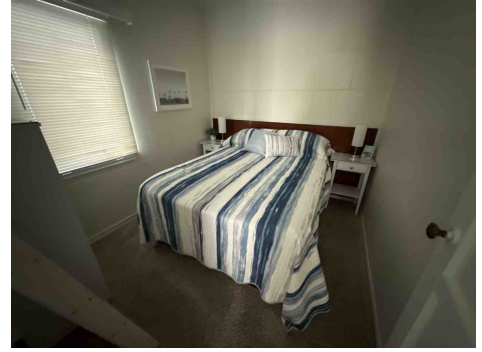
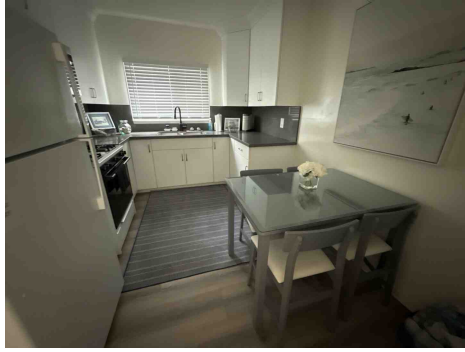
Photograph Addendum (Back Unit Upstairs)

Client	Gary Jacinto			
Property Address	1408 W Oceanfront			
City	Newport Beach	County Orange	State CA	Zip Code 92661
Appraiser	Kelly R Leeper			



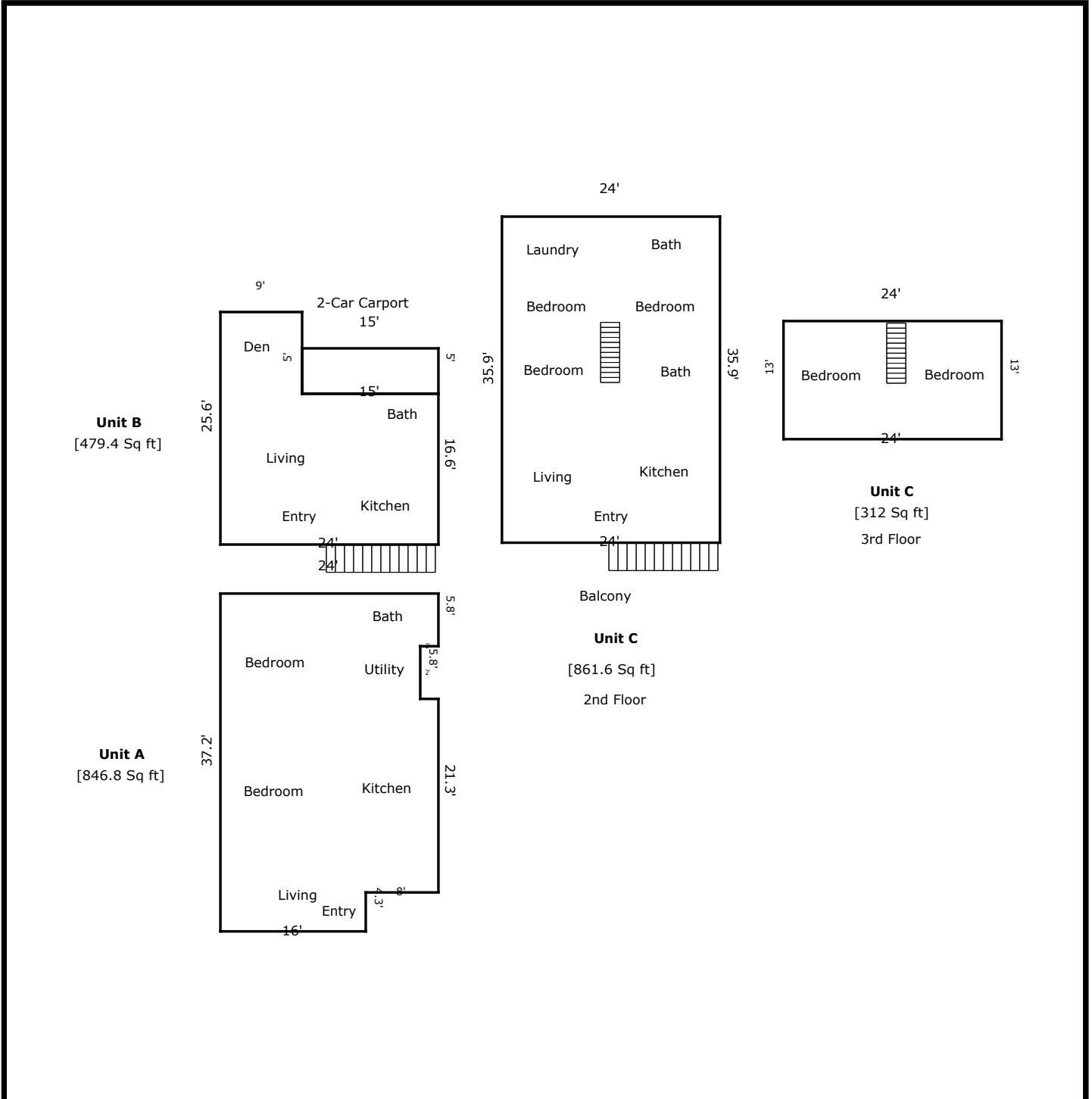
Photograph Addendum (Back Unit Downstairs)

Client	Gary Jacinto				
Property Address	1408 W Oceanfront				
City	Newport Beach	County	Orange	State	CA Zip Code 92661
Appraiser	Kelly R Leeper				



Building Sketch

Client	Gary Jacinto		
Property Address	1408 W Oceanfront		
City	Newport Beach	County Orange	State CA Zip Code 92661
Appraiser	Kelly R Leeper		



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
Unit A	846.8 Sq ft	$37.2 \times 16 = 595.2$ $8 \times 5.8 = 46.4$ $6 \times 5.8 = 34.8$ $8 \times 21.3 = 170.4$
Unit C	861.6 Sq ft	$35.9 \times 24 = 861.6$
Unit C	312 Sq ft	$13 \times 24 = 312$
Unit B	479.4 Sq ft	$9 \times 9 = 81$ $16.6 \times 24 = 398.4$
Total Living Area (Rounded):	2500 Sq ft	
Non-living Area		
Utility	75 Sq ft	$5 \times 15 = 75$

Plat Map

Client	Gary Jacinto		
Property Address	1408 W Oceanfront		
City	Newport Beach	County Orange	State CA Zip Code 92661
Appraiser	Kelly R Leeper		



Plat Map

Client	Gary Jacinto				
Property Address	1408 W Oceanfront				
City	Newport Beach	County	Orange	State	CA Zip Code 92661
Appraiser	Kelly R Leeper				



USPAP Compliance Addendum

Loan #

File # 1408 W Oceanfront

Client	Gary Jacinto		
Property Address	1408 W Oceanfront		
City	Newport Beach	County Orange	State CA Zip Code 92661
Appraiser	Kelly R Leeper		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b), and is intended only for the use of the client and any other named intended user(s). Users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.

ADDITIONAL CERTIFICATIONS

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

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

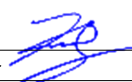
Additional USPAP related issues requiring disclosure and/or any state mandated requirements: The appraiser has previously performed appraisal services on this property, appraisal dated 6/25/2024.

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is 30-120 day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 30-120 day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

<p>Signature <u></u></p> <p>Name <u>Kelly R Leeper</u></p> <p>Date of Signature <u>02/26/2026</u></p> <p>State Certification # <u>AR 036084</u></p> <p>or State License # _____</p> <p>State <u>CA</u></p> <p>Expiration Date of Certification or License <u>09/26/2026</u></p> <p>Effective Date of Appraisal <u>1/23/2026</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior</p>
--	--

Location Map

Client	Gary Jacinto			
Property Address	1408 W Oceanfront			
City	Newport Beach	County	Orange	State CA Zip Code 92661
Appraiser	Kelly R Leeper			



Comparable Photo Page

Client	Gary Jacinto				
Property Address	1408 W Oceanfront				
City	Newport Beach	County	Orange	State	CA
Appraiser	Kelly R Leeper			Zip Code	92661



Comparable 1

3705 Seashore Dr # A&B	
Prox. to Subject	1.19 miles NW
Sale Price	6,805,000
Gross Living Area	2,200
Total Rooms	14
Total Bedrooms	7
Total Bathrooms	4.0
Location	Ocnfrnd Sand
View	Ocean/Beach
Site	2034 sf
Quality	Average
Age	53



Comparable 2

200 E Oceanfront	
Prox. to Subject	0.88 miles E
Sale Price	7,200,000
Gross Living Area	2,428
Total Rooms	15
Total Bedrooms	5
Total Bathrooms	4.0
Location	Ocnfrnd Boardwlk
View	Ocean/Beach
Site	2614 sf
Quality	Average
Age	95



Comparable 3

1402 W Oceanfront	
Prox. to Subject	0.02 miles E
Sale Price	5,900,000
Gross Living Area	2,400
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	2.0
Location	Ocnfrnd Boardwlk
View	Ocean/Beach
Site	3074 sf
Quality	Average
Age	79

Comparable Photo Page

Client	Gary Jacinto				
Property Address	1408 W Oceanfront				
City	Newport Beach	County	Orange	State	CA
Appraiser	Kelly R Leeper			Zip Code	92661



Comparable 4

3012 W Oceanfront	
Prox. to Subject	0.91 miles NW
Sale Price	6,655,000
Gross Living Area	1,924
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	3
Location	Ocnfrnd Boardwlk
View	Ocean/Beach
Site	2178 sf
Quality	Average
Age	49



Comparable 5

700 E Oceanfront	
Prox. to Subject	1.16 miles E
Sale Price	6,890,000
Gross Living Area	2,310
Total Rooms	10
Total Bedrooms	4
Total Bathrooms	3.0
Location	Blboa Parking Lot
View	Ocean/Beach
Site	2614 sf
Quality	Average
Age	53



Comparable 6

1510 W Oceanfront	
Prox. to Subject	0.10 miles W
Sale Price	7,500,000
Gross Living Area	3,744
Total Rooms	13
Total Bedrooms	6
Total Bathrooms	4.2
Location	Ocnfrnd Boardwlk
View	Ocean/Beach
Site	5663 sf
Quality	Average
Age	68

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 provided significant real property appraisal assistance to the person(s) signing this certification.

SIGNATURES

APPRAISER

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


Appraiser Name: Kelly R Leeper
Company: leeperAppraisal
Phone: (949) 574-5534 Fax: _____
E-mail: kelly@leeperappraisal.com
Date of Report (Signature): 02/26/2026
License or Certification #: AR 036084 State: CA
Designation: Certified Residential Appraiser
Expiration Date of License or Certification: 09/26/2026
Inspection of Subject: Interior & Exterior Exterior Only None
Date of Inspection: 2/18/2026

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