

# RESIDENTIAL APPRAISAL SUMMARY REPORT

Property Address: 625 17th STREET	City: MANHATTAN BEACH	State: CA	Zip Code: 90266
County: LOS ANGELES		Legal Description: TRACT NO 15957	
Assessor's Parcel #: 4171-026-013			
Tax Year: 2011	R.E. Taxes: \$ 30,718	Special Assessments: \$ NONE NOTED	Borrower (if applicable): UNAVAILABLE
Current Owner of Record: MURPHY		Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing	
Property Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> 2-4 Family <input type="checkbox"/>	# of Units: 1	Ownership Restriction: <input checked="" type="checkbox"/> None <input type="checkbox"/> PUD <input type="checkbox"/> Condo <input type="checkbox"/> Coop	
Market Area Name: AMERICAN MARTYRS		Map Reference: 732-F5	Census Tract: 6203.03 <input type="checkbox"/> Flood Hazard
The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)			
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective			
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other:			
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)			
Intended Use: See attached addenda.			
Under USPAP Standards Rule 2-2(c), this is a Restricted Use Appraisal Report, and is intended only for the sole use of the named client. There are no other intended users. The client must clearly understand that the appraiser's opinions and conclusions may not be understood properly without additional information in the appraiser's work file.			
Client: ALLONHILL		Address: 1515 ARAPAHOE STREET, DENVER, CO 80202	
Appraiser: MICHAEL FREID		Address: 2872 WALNUT AVENUE, SUITE A, TUSTIN, CA, 92780	

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	625 17th STREET MANHATTAN BEACH, CA 90266	529 18th STREET MANHATTAN BEACH, CA 90266			641 18TH STREET MANHATTAN BEACH, CA 90266			644 17TH STREET MANHATTAN BEACH, CA 90266		
Proximity to Subject		0.08 miles NW			0.07 miles N			0.05 miles E		
Sale Price	\$	\$ 3,075,000			\$ 2,865,000			\$ 3,170,000		
Sale Price/GLA	\$ /sq.ft.	\$ 547.64 /sq.ft.			\$ 754.74 /sq.ft.			\$ 586.39 /sq.ft.		
Data Source(s)	FARES (NO MLS)	FARES/MLS			FARES/MLS			FARES/MLS		
Verification Source(s)	FARES/NDC DATA	DOC#746198			DOC#938889			DOC#1260475		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions	N/A	OLP:\$4,279,000 DOM:630			LP:\$3,295,000 DOM:43			LP:\$3,450,000 DOM:128		
Date of Sale/Time	N/A	06/02/2010			07/09/2010			09/08/2010		
Rights Appraised	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Location	GOOD	GOOD			GOOD			GOOD		
Site	6,299	6,259			4,993			6,160		
View	OBSTR/OCEAN	INFERIOR			VRYGD/OCEAN			OBSTR/OCEAN		
Design (Style)	CAPE COD	CRAFTSMAN			SPANISH			SPANISH		
Quality of Construction	VERY GOOD	VERY GOOD			VERY GOOD			VERY GOOD		
Age	8 YEARS	4 YEARS			16 YEARS			10 YRS		
Condition	VERY GOOD	VERY GOOD			VERY GOOD			VERY GOOD		
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	UNA 4 4	UNA 4 6			UNA 4 3.5			UNA 5 6		
Gross Living Area	4,348 sq.ft.	5,615 sq.ft.			3,796 sq.ft.			5,406 sq.ft.		
Basement & Finished Rooms Below Grade	N/A	N/A			N/A			N/A		
Functional Utility	AVERAGE	AVERAGE			AVERAGE			AVERAGE		
Heating/Cooling	GOOD	GOOD			GOOD			GOOD		
Energy Efficient Items	NONE NOTED	NONE NOTED			NONE NOTED			NONE NOTED		
Garage/Carport	2 GARAGE	3 GARAGE			3 GARAGE			2 GARAGE		
Porch/Patio/Deck	VERY GOOD	VERY GOOD			VERY GOOD			VERY GOOD		
POOL/SPA	NONE	NONE			NONE			NONE		
HARDSCAPE/SOFTSCAPE	VRYGD/VRYGD	VRYGD/VRYGD			VRYGD/VRYGD			VRYGD/VRYGD		
AMENITIES/BBQ/ETC.	VERY GOOD	VERY GOOD			VERY GOOD			VERY GOOD		
ARMS LENTH TRANS	NO 36 MONTH	NO 12 MONTH			NO 12 MONTH			NO 12 MONTH		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -208,000			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 65,000			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -242,000		
Adjusted Sale Price of Comparables		\$ 2,867,000			\$ 2,930,000			\$ 2,928,000		

Summary of Sales Comparison Approach **DOMINANT FACTORS IN THE AREA INCLUDE QUALITY OF CONSTRUCTION, CONDITION, LOT SIZE AND VIEW. VIEW AMENITY TYPES RANGE FROM ROOF TOP OR PATIO OBSTRUCTED OCEAN AND CITY LIGHT VIEWS TO OCEAN AND CITY LIGHT VIEWS WHICH CAN BE ENJOYED FROM THE INTERIOR OF THE PROPERTY.**

A SEARCH BEYOND THE TYPICAL NORMS (DATED/STABLE MARKET) WAS NECESSARY FOR DATA TO ANALYZE. THE COMPARABLES USED ARE THE BEST FOUND THAT POINT TOWARD VALUE OF THE SUBJECT PROPERTY. COMPARABLES #1- #3 ARE DATED/STABLE MARKET SALES AND ARE USED TO PROVIDE SUPPORT FOR THE ADJUSTMENTS THAT ARE APPLIED TO RECENT SALES #5 & #6.

THE SCRAPING OF OLDER SFR'S AND THE REBUILDING OF NEWER, LARGER SFR'S IS EXPECTED TO BE A CONTINUING TREND IN THE SUBJECTS NEIGHBORHOOD.

COMPARABLES #1, #2 AND #3 ARE DATED SALES USED TO PAIR OUT ADJUSTMENTS OF MOST ALL DOMINANT FEATURES.

COMPARABLES #4 THROUGH #6 ARE USED TO PROVIDE A RANGE IN VALUE ILLUSTRATION.

THE SUBJECT IS WELL BRACKETED BY THE PRE AND POST ADJUSTED SALES COMPARABLES. NO MLS WAS FOUND ON THE SUBJECT PROPERTY (SEE IMPROVEMENTS SECTION).

LOT ADJUSTMENTS AT APPROXIMATELY 50K / 1000 SQ. FT OF DIFFERENCE. LINE/GROSS ADJUSTMENTS MAY BE ABOVE THE TYPICAL NORMS BUT ARE SUPPORTED BY PAIRED SALES. MOST WEIGHT IS GIVEN TO MOST RECENT SALES #5 AND 6 FOR THE SINGLE POINT OPINION.

**SINGLE POINT OPINION: \$3,325,000 ILLUSTRATED RANGE: \$2,696,000 - \$3,390,000 AREA.**

# RESIDENTIAL APPRAISAL SUMMARY REPORT

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.

<b>TRANSFER HISTORY</b>	Data Source(s): <b>FARES</b>	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: <b>NO 36 MONTH TRANSFER HISTORY AND NO 12 MONTH MLS LISTING HISTORY FOUND.</b>
	Date: <b>11/01/2002</b>	
	Price: <b>1,300,000</b>	
	Source(s): <b>FARES</b>	
	2nd Prior Subject Sale/Transfer	
Date: <b>08/09/1973</b>		
Price: <b>0</b>		
Source(s): <b>FARES</b>		

**MARKET**  
 Subject Market Area and Marketability: **THE SUBJECT IS LOCATED IN THE AMERICAN MARTYRS AREA OF MANHATTAN BEACH. OVERALL MARKET CONDITIONS ARE CONSIDERED STABLE WITH A RECENT INCREASE NOTED (SEE ADDENDUM). PROPERTIES TYPICALLY MOVE IN 60-180 DAYS WHEN REALISTICALLY PRICED AND AGGRESSIVELY MARKETED. REO AND SHORT SALES NOTED BUT APPEAR IN LINE WITH MARKET PRICING OVERALL. NO ADVERSE FACTORS NOTED.**

**SITE**  
 Site Area: **6,299** Site View: **OBSTR/OCEAN** Topography: **GENTLY ROLLING** Drainage: **GOOD**  
 Zoning Classification: **MNRS** Description: **SINGLE FAMILY RESIDENTIAL**  
 Zoning Compliance:  Legal  Legal nonconforming (grandfathered)  Illegal  No zoning  
 Highest & Best Use:  Present use, or  Other use (explain)  
 Actual Use as of Effective Date: **SINGLE FAMILY RESIDENTIAL** Use as appraised in this report: **PRESENT USE**  
 Opinion of Highest & Best Use: **RESIDENTIAL ZONING AND USE.**  
 FEMA Spec'l Flood Hazard Area  Yes  No FEMA Flood Zone **X** FEMA Map # **06037C-C1770F** FEMA Map Date **09/26/2008**  
 Site Comments: **THE SITE IS A INTERNAL LOT LOCATION, TYPICAL IN SIZE FOR THE AREA WITH NO ADVERSE FACTORS NOTED THAT WOULD DETRACT FROM MARKETABILITY FROM THE SUBJECT.**

**IMPROVEMENTS**  
 Improvements Comments: **PUBLIC DATA AND VISUAL ASSUMPTIONS WERE USED TO SOURCE THE SUBJECTS CONDITION AND AMENITIES, IT IS ASSUMED THAT THE SUBJECT IS RATED VERY GOOD IN CONDITION AND VERY GOOD CONSTRUCTION QUALITY FOR THE AREA, IT IS ALSO ASSUMED THAT THE SUBJECT HAS A PARTIAL/OBSTRUCTED OCEAN VIEW FROM THE INTERIOR OF THE PROPERTY/FRONT PATIO AREA. SEE ADDENDUM FOR RESTRICTED SCOPE OF WORK AND RESTRICTED USE DISCLOSURE. NO MLS DETAIL WAS FOUND ON THE SUBJECT.**

**RECONCILIATION**  
 Indicated Value by: Sales Comparison Approach \$ **3,325,000**  
 Indicated Value by: Cost Approach (if developed) \$ \_\_\_\_\_ Indicated Value by: Income Approach (if developed) \$ \_\_\_\_\_  
 Final Reconciliation **RESTRICTED USE APPRAISAL, THE INCOME AND COST APPROACH WERE NOT DEVELOPED. ALL WEIGHT GIVEN TO THE SALES COMPARISON APPROACH, SEE ADDENDUM FOR ADDITIONAL SCOPE OF WORK DISCLOSURE.**

**RECONCILIATION**  
 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 based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:  
 This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.  
**Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 3,325,000, as of: 04/12/2012, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.**

**ATTACHMENTS**  
 A true and complete copy of this report contains \_\_\_\_\_ pages, including 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:  
 Scope of Work  Limiting Cond./Certifications  Narrative Addendum  Photograph Addenda  Sketch Addendum  
 Map Addenda  Additional Sales  Cost Addendum  Flood Addendum  Manuf. House Addendum  
 Hypothetical Conditions  Extraordinary Assumptions

**ATTACHMENTS**  
 Client Contact: \_\_\_\_\_ Client Name: **ALLONHILL**  
 E-Mail: \_\_\_\_\_ Address: **1515 ARAPAHOE STREET, DENVER, CO 80202**

<b>SIGNATURES</b>	<b>APPRaiser</b>	<b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>
		Supervisory or Co-Appraiser Name: _____
	Appraiser Name: <b>MICHAEL FREID</b>	Company: _____
	Company: _____	Phone: _____ Fax: _____
	Phone: <b>(714) 368-0988 x222</b> Fax: <b>(714) 368-0989</b>	E-Mail: _____
	E-Mail: <b>MIKEF@THEAPPRAISALEXPRESS.COM</b>	Date of Report (Signature): _____ State: _____
	Date of Report (Signature): <b>April 13, 2012</b>	License or Certification #: _____ State: _____
	License or Certification #: <b>ARO28607</b> State: <b>CA</b>	Designation: _____
	Designation: <b>CERTIFIED</b>	Expiration Date of License or Certification: _____
	Expiration Date of License or Certification: <b>1/15/2014</b>	Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> None	Date of Inspection: _____	
Date of Inspection: <b>04/12/2012</b>		

# ADDITIONAL COMPARABLE SALES

FEATURE	SUBJECT			COMPARABLE SALE #4			COMPARABLE SALE #5			COMPARABLE SALE #6								
Address	625 17th STREET MANHATTAN BEACH, CA 90266			656 19TH STREET MANHATTAN BEACH, CA 90266			523 14TH STREET MANHATTAN BEACH, CA 90266			631 14TH STREET MANHATTAN BEACH, CA 90266								
Proximity to Subject				0.10 miles N			0.13 miles S			0.12 miles SE								
Sale Price	\$			\$ 2,350,000			\$ 3,505,000			\$ 3,400,000								
Sale Price/GLA	\$/sq.ft.			\$ 585.16 /sq.ft.			\$ 688.61 /sq.ft.			\$ 768.54 /sq.ft.								
Data Source(s)	FARES (NO MLS)			FARES/MLS			FARES/MLS			FARES/MLS								
Verification Source(s)	FARES/NDC DATA			DOC#1140201			DOC#1135818			DOC#425790								
VALUE ADJUSTMENTS	DESCRIPTION			DESCRIPTION			+(-) \$ Adjust.			DESCRIPTION			+(-) \$ Adjust.					
Sales or Financing Concessions	N/A			LP:\$2,399,000 DOM:168						LP:\$3,399,000 DOM:09			LP:\$3,400,000 DOM:0					
Date of Sale/Time	N/A			08/17/2010						08/23/2011			03/19/2012					
Rights Appraised	Fee Simple			Fee Simple						Fee Simple			Fee Simple					
Location	GOOD			GOOD						GOOD			GOOD					
Site	6,299			5,851			+25,000			5,626			+25,000					
View	OBSTR/OCEAN			NONE			+250,000			OBSTR/OCEAN			OBSTR/OCEAN					
Design (Style)	CAPE COD			CAPE COD						CAPE COD			CAPE COD					
Quality of Construction	VERY GOOD			VERY GOOD						VERY GOOD			VERY GOOD					
Age	8 YEARS			11 YEARS			+15,000			3 YEARS			-25,000					
Condition	VERY GOOD			VERY GOOD						VERY GOOD			VERY GOOD					
Above Grade	Total	Bdrms	Baths	Total	Bdrms	Baths	-10,000			Total	Bdrms	Baths	-40,000					
Room Count	UNA	4	4	UNA	5	4.5				UNA	5	6						
Gross Living Area	4,348 sq.ft.			4,016 sq.ft.			+66,000			5,090 sq.ft.			-148,000					
Basement & Finished Rooms Below Grade	N/A			N/A						N/A			N/A					
Functional Utility	AVERAGE			AVERAGE						AVERAGE			AVERAGE					
Heating/Cooling	GOOD			GOOD						GOOD			GOOD					
Energy Efficient Items	NONE NOTED			NONE NOTED						NONE NOTED			NONE NOTED					
Garage/Carport	2 GARAGE			2 GARAGE						4 GARAGE			-40,000					
Porch/Patio/Deck	VERY GOOD			VERY GOOD						VERY GOOD			VERY GOOD					
POOL/SPA	NONE			NONE						NONE			NONE					
HARDSCAPE/SOFTSCAPE	VRYGD/VRYGD			VRYGD/VRYGD						VRYGD/VRYGD			VRYGD/VRYGD					
AMENITIES/BBQ/ETC.	VERY GOOD			VERY GOOD						VERY GOOD			VERY GOOD					
ARMS LENTH TRANS	NO 36 MONTH			NO 12 MONTH						NO 12 MONTH			NO 12 MONTH					
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 346,000			<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ -228,000					
Adjusted Sale Price of Comparables							\$ 2,696,000						\$ 3,277,000					
Summary of Sales Comparison Approach													See previous page for more comparables and commentary on all comparables.					

SALES COMPARISON APPROACH



**Supplemental Addendum**

File No. 1957847

Client	ALLONHILL			
Property Address	625 17th STREET			
City	MANHATTAN BEACH	County	LOS ANGELES	State CA Zip Code 90266
Client	ALLONHILL			

- **GP Restricted Use : Assignment - Intended Use**

THIS IS RESTRICTED USE REPORT, THIS REPORT IS INTENDED FOR QUALITY ASSURANCE FOR A MORTGAGE FINANCE TRANSACTION AND MAY NOT BE PROPERLY UNDERSTOOD WITHOUT THE SUPPORTING DOCUMENTATION LOCATED IN THE APPRAISERS WORK FILE.

**SALE HISTORY**

NO 12 MONTH PRIOR ARMS LENGTH SALES NOTED FOR ALL COMPARABLES 1-6.

**MISCELLANEOUS**

THIS APPRAISER HAS NOT APPRAISED OR CONDUCTED ANY ACTIVITY, REAL ESTATE ASSOCIATED OR OTHERWISE, ON THE SUBJECT IN THE PAST.

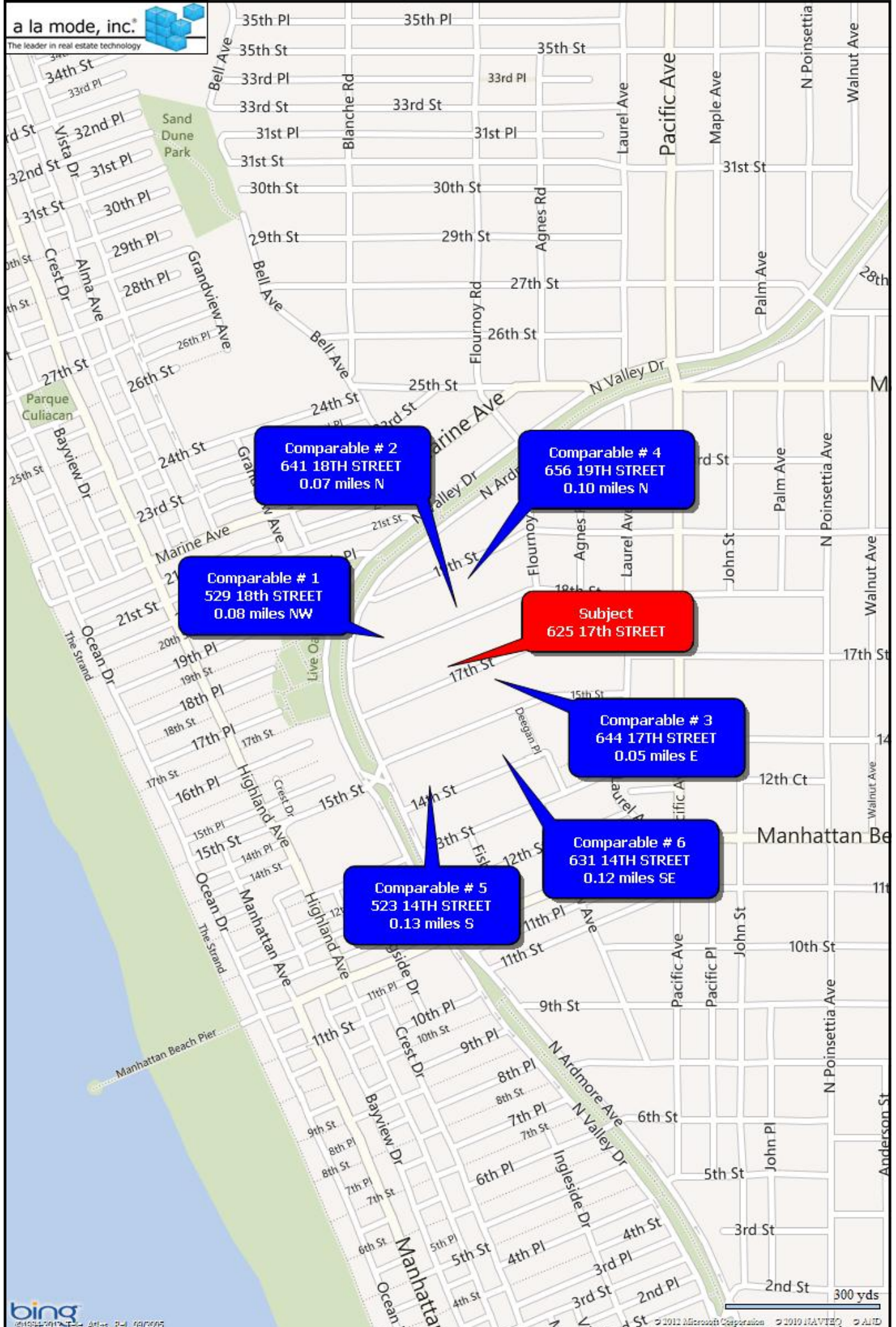
**RESTRICTED USE REPORT DISCLOSURE**

This Report is for the sole and exclusive use for the Client only. This is a Summary Report and would require additional information located in the appraisers work file to be properly understood. The Cost Approach and the Income Approach were not developed per Client request.

Information was sourced from the Sales Office, public records and other sources with some assumptions made. This is a restricted use report (see "Restricted Use Report Disclosure). Any assumptions proven inaccurate, or adverse factors, problems etc. undisclosed to; or not noted by the appraiser at the time of this report are to be considered conditions of this appraisal report and the appraiser reserves the right to modify the final estimated/opinion of value upon discovery and/or disclosure of such conditions.

### Location Map

Client	ALLONHILL						
Property Address	625 17th STREET						
City	MANHATTAN BEACH	County	LOS ANGELES	State	CA	Zip Code	90266
Client	ALLONHILL						



## Neighborhood Data per So Cal MLS Reporting

Client	ALLONHILL			
Property Address	625 17th STREET			
City	MANHATTAN BEACH	County	LOS ANGELES	State CA Zip Code 90266
Client	ALLONHILL			

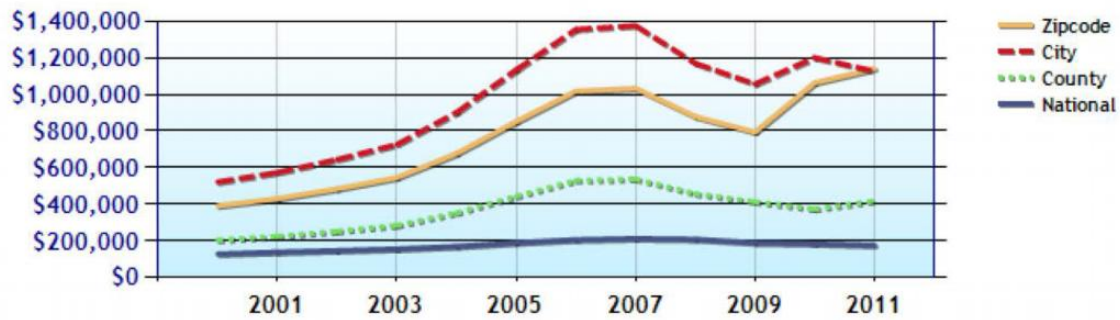
Community Reports

- Change Location
- Housing
- People
- Economy
- Schools
- Environment
- Quality of Life
- Map

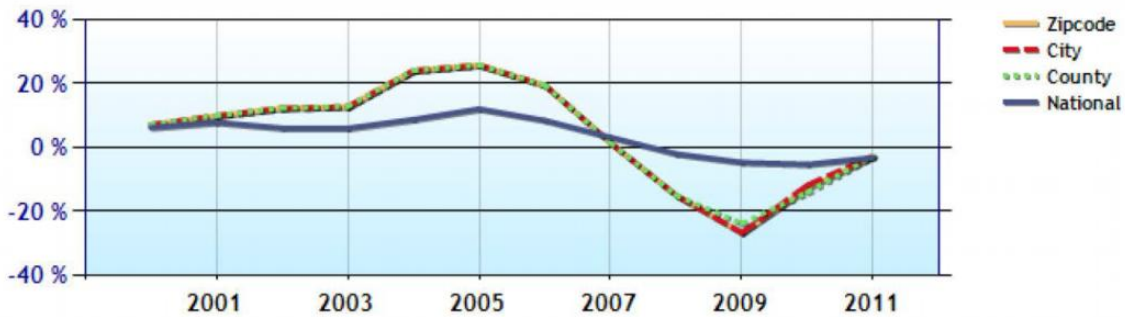
### Home Values near 624 12th St, Manhattan Beach, CA 90266

	Neighborhood	City	County	National
Median Home Value	\$1,185,800	\$1,128,100	\$417,400	\$175,100
Home Appreciation	-2.7%	-2.6%	-2.6%	-3.2%

**Median Home Value - Ten Year Chart**



**Home Appreciation - Ten Year Chart**



### Homes Statistics near 624 12th St, Manhattan Beach, CA 90266

	Neighborhood	City	County	National
Median Age of Home	43.0	46.1	47.1	35.1
Homes Owned	59.7%	63.9%	46.8%	59.9%
Homes Rented	37.7%	32.9%	49.5%	29.7%
Homes Vacant	2.6%	3.2%	3.7%	10.4%

<http://www.rdesk.com/...reet=624%2012th%20St&city=Manhattan%20Beach&statecode=CA&zipcode=90266&censusblock=060376203033> [4/12/2012 2:55:45 PM]

**Subject Listing History**

Client	ALLONHILL						
Property Address	625 17th STREET						
City	MANHATTAN BEACH	County	LOS ANGELES	State	CA	Zip Code	90266
Client	ALLONHILL						

No 12 month listing history noted, no 36 transfer noted.

## History Search

#	MIs #	Field Name	Date Stamp	Old Value	New Value	Property Type	Agent	Office	DOM	CDOM	LP/SP
1	<a href="#">MRM-S335963</a>	List Price	12/16/2002 08:00:00		\$ 1,300,000	RES			0	0	\$
2	<a href="#">MRM-S335963</a>	Status	12/16/2002 08:00:00		ACT	RES			0	0	\$
3	<a href="#">MRM-S335963</a>	Status	12/16/2002 08:00:00	ACT	CLOSD	RES			0	0	\$

Close Window

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 Online Customer Support: <http://www.crls.org/support>  
 Customer Service: 800-925-1525 or 909-859-2040

[http://www.tempo.socalmls.com/...rh.asp?MIsNumList='MRM-S335963'&where=%20TaxID%20like%20\('4171026013%25'\)&fromSearch=y\[4/12/2012 2:59:40 PM\]](http://www.tempo.socalmls.com/...rh.asp?MIsNumList='MRM-S335963'&where=%20TaxID%20like%20('4171026013%25')&fromSearch=y[4/12/2012 2:59:40 PM])

**Subject Photo Page**

Client	ALLONHILL			
Property Address	625 17th STREET			
City	MANHATTAN BEACH	County	LOS ANGELES	State CA Zip Code 90266
Client	ALLONHILL			

**Subject Front**

625 17th STREET  
 Sales Price  
 Gross Living Area 4,348  
 Total Rooms UNA  
 Total Bedrooms 4  
 Total Bathrooms 4  
 Location GOOD  
 View OBSTR/OCEAN  
 Site 6,299  
 Quality VERY GOOD  
 Age 8 YEARS

**STREET VIEW****Subject Side**



**Comparable Photo Page**

Client	ALLONHILL						
Property Address	625 17th STREET						
City	MANHATTAN BEACH	County	LOS ANGELES	State	CA	Zip Code	90266
Client	ALLONHILL						

**Comparable 1**

<b>529 18th STREET</b>	
Prox. to Subject	0.08 miles NW
Sales Price	3,075,000
Gross Living Area	5,615
Total Rooms	UNA
Total Bedrooms	4
Total Bathrooms	6
Location	GOOD
View	INFERIOR
Site	6,259
Quality	VERY GOOD
Age	4 YEARS

**Comparable 2**

<b>641 18TH STREET</b>	
Prox. to Subject	0.07 miles N
Sales Price	2,865,000
Gross Living Area	3,796
Total Rooms	UNA
Total Bedrooms	4
Total Bathrooms	3.5
Location	GOOD
View	VRYGD/OCEAN
Site	4,993
Quality	VERY GOOD
Age	16 YEARS

**Comparable 3**

<b>644 17TH STREET</b>	
Prox. to Subject	0.05 miles E
Sales Price	3,170,000
Gross Living Area	5,406
Total Rooms	UNA
Total Bedrooms	5
Total Bathrooms	6
Location	GOOD
View	OBSTR/OCEAN
Site	6,160
Quality	VERY GOOD
Age	10 YRS

## Comparable Photo Page

Client	ALLONHILL			
Property Address	625 17th STREET			
City	MANHATTAN BEACH	County	LOS ANGELES	State CA      Zip Code 90266
Client	ALLONHILL			



### Comparable 4

<b>656 19TH STREET</b>	
Prox. to Subject	0.10 miles N
Sales Price	2,350,000
Gross Living Area	4,016
Total Rooms	UNA
Total Bedrooms	5
Total Bathrooms	4.5
Location	GOOD
View	NONE
Site	5,851
Quality	VERY GOOD
Age	11 YEARS



### Comparable 5

<b>523 14TH STREET</b>	
Prox. to Subject	0.13 miles S
Sales Price	3,505,000
Gross Living Area	5,090
Total Rooms	UNA
Total Bedrooms	5
Total Bathrooms	6
Location	GOOD
View	OBSTR/OCEAN
Site	5,626
Quality	VERY GOOD
Age	3 YEARS



### 6

<b>631 14TH STREET</b>	
Prox. to Subject	0.12 miles SE
Sales Price	3,400,000
Gross Living Area	4,424
Total Rooms	UNA
Total Bedrooms	5
Total Bathrooms	4.5
Location	GOOD
View	OBSTR/OCEAN
Site	6,244
Quality	VERY GOOD
Age	11 YEARS

LICENSE ADDENDUM

Client	ALLONHILL			
Property Address	625 17th STREET			
City	MANHATTAN BEACH	County	LOS ANGELES	State CA Zip Code 90266
Client	ALLONHILL			

