



APPRAISAL OF REAL PROPERTY

LOCATED AT:

2706 Malcolm Ave
Los Angeles, CA 90064

FOR:

Point Digital Finance, Inc
635 High Street, Palo Alto, CA 94301

AS OF:

02/10/2026

BY:

Sang Jin (Steve) Han
Prime Appraisals and Consulting, Inc
620 S. Gramercy Pl, #209, Los Angeles, CA 90005

Uniform Residential Appraisal Report

2026043-NIHIB
File # 17600154.1

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 2706 Malcolm Ave City Los Angeles State CA Zip Code 90064
 Borrower Roozbeh Farahanipour Owner of Public Record FARAHANIPOUR ROOZBEH (TE); FARAHANIPOUR County Los Angeles
 Legal Description Refer to Subject Property Details in addenda for Legal Information.
 Assessor's Parcel # 4255-017-015 Tax Year 2025 R.E. Taxes \$ 30,087
 Neighborhood Name Los Angeles Map Reference 632-D6 Census Tract 2711.00
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Verification Of Equity And Collateral Assessment
 Lender/Client Point Digital Finance, Inc Address 635 High Street, Palo Alto, CA 94301
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). According to CLAWMLS, the subject has not been listed during the last 12 months.

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %		
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	85 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	559	Low 0	Multi-Family	5 %
Neighborhood Boundaries	Santa Monica Blvd to the north, La Cienega Blvd to the east, Fwy 10 to the south and Fwy 405 to the west.						8,500	High 106	Commercial		5 %
Neighborhood Description	The subject neighborhood is a residential area consisting of mostly single family homes. Neighborhood has all services including employment centers, shopping facilities and recreational facilities.						2,300	Pred. 80	Other		0 %

Market Conditions (including support for the above conclusions) Median sale price in the subject neighborhood is in a stable trend during the last 12 months. Marketing time is under 3 months. Demand and supply on SFRs are in balance. Conventional financing is typical and prevalent in the current market.

SITE

Dimensions 56x116x55x115 Area 6405 sf Shape Rectangular View N;Res;
 Specific Zoning Classification R1-1 Zoning Description One-Family Zone
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone AO FEMA Map # 06037C1595G FEMA Map Date 12/21/2018
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Avg	Floors	Crpt/Wd/tile/Avg
# of Stories 2	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Stucco/Avg	Walls	Drywall/Avg
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	Comp/Avg	Trim/Finish	Painted/Avg
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Alum/Avg	Bath Floor	Tile/Good
Design (Style) Traditional	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Alum/Avg	Bath Wainscot	Tile/Good
Year Built 1945	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	No / N/A	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 20	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	None	<input checked="" type="checkbox"/> Driveway	# of Cars 2
Attic <input checked="" type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input checked="" type="checkbox"/> Fence Conc Blck	<input checked="" type="checkbox"/> Garage	# of Cars 2
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck None	<input checked="" type="checkbox"/> Porch Cvd	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	<input type="checkbox"/> Att.	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 9 Rooms 5 Bedrooms 3.0 Bath(s) 2,397 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.). Smart home system, security system.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4;Kitchen-not updated;Bathrooms-updated-one to five years ago;Gutters at rare of the subject are in need of repair. The subject is in C4 condition overall.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe
 No physical deficiencies or adverse conditions affecting the livability, soundness or structural integrity of the subject property were observed at the time of inspect.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe
 The subject property is compatible and conforming in the subject neighborhood. Acceptability is good.

Uniform Residential Appraisal Report

2026043-NIHIB
File # 17600154.1

There are 37 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 1,215,000 to \$ 6,798,888		There are 175 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 1,000,000 to \$ 8,300,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	2706 Malcolm Ave Los Angeles, CA 90064	10739 Esther Ave Los Angeles, CA 90064	10582 Cheviot Dr Los Angeles, CA 90064	10516 Tennessee Ave Los Angeles, CA 90064	
Proximity to Subject		0.21 miles NW	0.35 miles E	0.77 miles N	
Sale Price	\$	\$ 2,875,000	\$ 2,175,000	\$ 2,560,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 1306.82 sq.ft.	\$ 996.34 sq.ft.	\$ 1035.60 sq.ft.	
Data Source(s)		CLAWML#25573795;DOM 7	CLAWML#25624191;DOM 13	CLAWML#25537917;DOM 21	
Verification Source(s)		County Record Doc#598973	County Record Doc#25078	County Record Doc#556180	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Conv;0		ArmLth Cash;0	
Date of Sale/Time		s09/25;c08/25		s01/26;c12/25	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	6405 sf	5918 sf	0	7155 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT2;Traditional	DT2;Traditional		DT1;Traditional	0
Quality of Construction	Q4	Q4		Q4	
Actual Age	81	82	0	90	0
Condition	C4	C2	-300,000	C4	+50,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	Total Bdrms. Baths
Room Count	9 5 3.0	8 5 3.0	0	7 4 3.1	+5,000
Gross Living Area	2,397 sq.ft.	2,200 sq.ft.	+19,700	2,183 sq.ft.	+21,400
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Average	Average		Average	
Heating/Cooling	FWA/CAC	FWA/CAC		Wall/None	+7,500
Energy Efficient Items	None	None		None	
Garage/Carport	2gd2dw	2gd2dw		2gd2dw	
Porch/Patio/Deck	Porch	Patio	0	Porch	
Other Improvement	None	None		None	
Cost To Cure	Damaged gutter	None	-1,000	None	-1,000
APN	4255-017-015	4255-024-013	0	4318-039-007	0
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -281,300		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 82,900	
Adjusted Sale Price of Comparables		Net Adj. 9.8 % Gross Adj. 11.2 % \$ 2,593,700		Net Adj. 3.8 % Gross Adj. 3.9 % \$ 2,257,900	

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

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) Cotality/CLAWMLS

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) Cotality/CLAWMLS

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	Cotality/CLAWMLS	Cotality/CLAWMLS	Cotality/CLAWMLS	Cotality/CLAWMLS
Effective Date of Data Source(s)	02/10/2026	02/10/2026	02/10/2026	02/10/2026

Analysis of prior sale or transfer history of the subject property and comparable sales The subject has no prior sale in the last 36 months. All comps have no prior sale during the last 12 months.

Summary of Sales Comparison Approach I selected closed sale comps recently sold and listing comps in the subject market. Most weight is given to comps 2 and 3 as they are similar in condition. The other comps are supportive. For the subject, \$2,400,000 is concluded to be appropriate to estimate indication of value. (Please refer to Addendum for location and physical difference adjustments).

Indicated Value by Sales Comparison Approach \$ 2,400,000
Indicated Value by: Sales Comparison Approach \$ 2,400,000 Cost Approach (if developed) \$ 2,494,145 Income Approach (if developed) \$

After reviewing and analyzing all two approaches, the Cost Approach and the Sales Comparison Approach, we consider the Sales Comparison Approach to be the strongest supporter of value for the subject property. The Cost Approach is considered supportive. The Income Approach is not applicable for this type of property. \$2,400,000 is concluded to be appropriate to estimate indication of value.

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, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 2,400,000 , as of 02/10/2026 , which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Uniform Residential Appraisal Report

2026043-NIHIB
File # 17600154.1

SALES COMPARISON APPROACH

Adjustments of Comparable Sales

*I derived adjustment for each element in Sale Grid by performing paired sale analysis in the area.

Date of Sales:

According to market analysis of the subject neighborhood, sale price in the subject neighborhood is in a stable trend during the last 12 months (Please refer to 1004MC). No adjustment is applied to comps 1, 2 and 3. Comps 4 and 5 are a sale listing or a pending. Sale price to listing price ratio is close to 100% in the subject neighborhood (Please refer to 1004MC). No adjustment is applied for sales discount.

Location:

The subject is located on a light traffic street. All comps are similar in location. No adjustment is applied.

Site: \$10 per SF. Under 2,000 SF difference was not considered for adjustment.

View: The subject has a residential view. All comps re similar in view. No adjustment is applied.

Age/Condition: Market reacts to condition rather than actual age. No adjustment is applied for age. The subject had update in baths and gate. Comp 1 is in C2 due to much younger age. \$300,000 downward adjustment is applied. Comps 2 and 3 had no update. Upward adjustment is applied. Comp 4 had similar update. No adjustment is applied. Comp 5 had update in kitchen and baths. \$30,000 downward adjustment is applied.

Room Count: \$10,000 adjustment has been applied for a bedroom or a full bath.

GLA: Estimate of \$100 per SF has been applied for adjustment for GLA difference. Under 100 SF GLA difference was not considered for adjustment.

Heating and Cooling: Comps 2 and 3 are inferior in Heating/Cooling. Upward adjustment is applied.

Garage: \$5,000 per garage, \$3,000 per carport.

\$3,000 for porch, patio or deck. \$60,000 for pool.

Cost to cure: Gutter at rear of the subject is in need of repair. Cost to cure is estimated at \$1,000. Downward adjustment is applied.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Due to this area being mostly developed, the extraction method was used for estimating land value, as actual land sales are limited, or not available. This is considered typical for this type of property.

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$ 2,000,000
Source of cost data	Costbuild.net & National Building Cost Manual	DWELLING	2,397 Sq.Ft. @ \$ 259.00 = \$ 620,823
Quality rating from cost service	Q4 Effective date of cost data 2026		0 Sq.Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)			= \$
1) Gross living area was based on my measurement	Garage/Carport	423 Sq.Ft. @ \$ 49.00	= \$ 20,727
2) The economic life is estimated at 65 years. The remaining economic life is based on the effective age of the subject property.	Total Estimate of Cost-New		= \$ 641,550
3) Unit Cost/SF: \$259/SF	Less Physical	Functional External	= \$(197,405)
	Depreciation	197,405	= \$ 444,145
	Depreciated Cost of Improvements		= \$ 50,000
	"As-is" Value of Site Improvements		= \$
Estimated Remaining Economic Life (HUD and VA only)	45 Years	INDICATED VALUE BY COST APPROACH	= \$ 2,494,145

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
 Summary of Income Approach (including support for market rent and GRM) Income Approach is not considered to applicable for predominant owner-occupied single family residences. Income Approach is omitted in this report.

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data Source

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

Uniform Residential Appraisal Report

2026043-NIHIB
File # 17600154.1

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

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

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

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

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

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

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

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

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

Uniform Residential Appraisal Report

2026043-NIHIB
File # 17600154.1

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

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

Uniform Residential Appraisal Report

2026043-NIHIB
File # 17600154.1

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

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

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

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

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

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

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

APPRAISER

Signature 
Name Sang Jin (Steve) Han
Company Name Prime Appraisals and Consulting, Inc
Company Address 620 S. Gramercy Pl, #209
Los Angeles, CA 90005
Telephone Number 213-344-8131
Email Address stevh813@gmail.com
Date of Signature and Report 02/16/2026
Effective Date of Appraisal 02/10/2026
State Certification # AG043183
or State License # _____
or Other (describe) _____ State # _____
State CA
Expiration Date of Certification or License 10/16/2027

ADDRESS OF PROPERTY APPRAISED

2706 Malcolm Ave
Los Angeles, CA 90064
APPRAISED VALUE OF SUBJECT PROPERTY \$ 2,400,000

LENDER/CLIENT

Name Accurate Group
Company Name Point Digital Finance, Inc
Company Address 635 High Street, Palo Alto, CA 94301
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
Date of Inspection _____
 Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
Date of Inspection _____

Uniform Residential Appraisal Report

2026043-NIHIB
File # 17600154.1

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	2706 Malcolm Ave Los Angeles, CA 90064	2801 Glendon Ave Los Angeles, CA 90064			2254 Glendon Ave Los Angeles, CA 90064					
Proximity to Subject		0.14 miles S			0.65 miles NW					
Sale Price	\$	\$ 2,199,000			\$ 2,498,000			\$		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 929.42 sq.ft.			\$ 1154.34 sq.ft.			\$ sq.ft.		
Data Source(s)		CLAWML#25604343;DOM 9			CLAWML#26647299;DOM 6					
Verification Source(s)		Cotality			Cotality					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment		DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing		Listing			Listing					
Concessions		Active;0			Active;0					
Date of Sale/Time		Active			Active					
Location	N;Res;	N;Res;			N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple					
Site	6405 sf	6567 sf	0		6752 sf	0				
View	N;Res;	N;Res;			N;Res;					
Design (Style)	DT2;Traditional	DT1;Traditional	0		DT2;Traditional					
Quality of Construction	Q4	Q4			Q4					
Actual Age	81	81			95	0				
Condition	C4	C4			C3	-30,000				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Room Count	9 5 3.0	8 5 3.0	0		7 4 3.0	+10,000				
Gross Living Area	2,397 sq.ft.	2,366 sq.ft.	0		2,164 sq.ft.	+23,300			sq.ft.	
Basement & Finished Rooms Below Grade	0sf	0sf			0sf					
Functional Utility	Average	Average			Average					
Heating/Cooling	FWA/CAC	FWA/CAC			FWA/CAC					
Energy Efficient Items	None	None			None					
Garage/Carport	2qd2dw	2qd2dw			2qd2dw					
Porch/Patio/Deck	Porch	Porch			Porch					
Other Improvement	None	None			None					
Cost To Cure	Damaged gutter	None	-1,000		None	-1,000				
APN	4255-017-015	4255-014-014	0		4320-001-036	0				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -1,000		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 2,300		<input type="checkbox"/> + <input type="checkbox"/> -	\$	
Adjusted Sale Price of Comparables		Net Adj. 0.0 %			Net Adj. 0.1 %			Net Adj. %		
		Gross Adj. 0.0 %	\$ 2,198,000		Gross Adj. 2.6 %	\$ 2,500,300		Gross Adj. %	\$	

SALES COMPARISON APPROACH

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	Cotality/CLAWMLS	Cotality/CLAWMLS			Cotality/CLAWMLS					
Effective Date of Data Source(s)	02/10/2026	02/10/2026			02/10/2026					

SALE HISTORY

Analysis of prior sale or transfer history of the subject property and comparable sales

Analysis/Comments

Gross Living Area: Gross Living Area of Subject: According to County record, Gross Living Area is 2,290 SF (Please refer to Property Details in addenda). Gross Living Area is measured to be 2,397 SF. GLA discrepancy between County record and my measurement is insignificant 2,397 SF by my measurement is used throughout various analysis in the appraisal including Subject Improvement Section and Sale Comparison Approach.

- Prior Services: The appraiser of this report has not provided a prior service during the last 3 years from the effective date of appraisal.

- Exposure Time: A reasonable exposure time for the subject property at the opinion of value indicated is estimated to be 30 to 90 days based on MLS analysis in the subject neighborhood.

- The subject has CO detectors and smoke detectors at time of inspections.

- I could not take a photo of a water heater due to no access at time of inspection.

- The subject site value exceeds 30% of the total value. This is typical in the area.

- All utilities were on and in working order at time of inspection.

- Effective April 1, 2022, Fannie Mae and Freddie Mac are requiring all appraisal reports to be prepared using ANSI measuring guidelines. The sketch included herein is based on measurements taken in accordance with these guidelines

ANALYSIS / COMMENTS

Supplemental Addendum

File No. 17600154.1

Borrower	Roozbeh Farahanipour						
Property Address	2706 Malcolm Ave						
City	Los Angeles	County	Los Angeles	State	CA	Zip Code	90064
Lender/Client	Point Digital Finance, Inc						

1) SUBJECT NEIGHBORHOOD: The subject neighborhood consists of mostly single family residences showing similar age and quality. SFRs in this neighborhood are very conforming and typical for a residential neighborhood.

2) SUBJECT SITE: The subject site is a level lot. The subject site is completely landscaped with irrigation, side and rear fencing. The subject property is located on a residential street with light traffic.

3) SUBJECT CONDITION OF IMPROVEMENTS: The subject is of Q4 quality and in C4 condition.

4) COST APPROACH: The Cost Approach is based on the present replacement cost to replace the building with another building with the same utility. The Cost Approach is given the least weight because the Cost Approach is the estimate of depreciation which is most difficult to ascertain when appraising older improvements like the subject property.

5) SALES COMPARISON APPROACH: The Sales Comparison Approach is the main supporter of value. It is primarily based on sales of similar type properties in the subject area, this is known as the principle of substitution. The adjustments being made for the differences in the comparables, compared to the subject property, is based on an extensive research of Paired Sales Analysis. This determines what the market would return in value, of that particular difference, or possible amenities, to the property. This is known as the principle of contribution. The greatest weight was given to the most similar sale, or sales, as noted in the report.

6) FINAL RECONCILIATION: After reviewing and analyzing all two approaches, the Cost Approach, the Sales Comparison Approach, we consider the Sales Comparison Approach to be the strongest supporter of value for the subject property. The Cost Approach is considered supportive. The Income Approach is not applicable for this type of property.

7) Extraordinary Assumption: It is assumed that all structures, given value in this report are legally permitted as stated in this report. The land is assumed to have no unknown geological or environmental adverse issues. The physical characteristics of the comparables were either verified through county records, multiple listing service, and or homeowner verification, assumed to be as stated. The current zoning is assumed to be as stated in this report. The legal age of the SFR is assumed to be as stated. The type of foundation is assumed to be as stated. If any of these items are found to be not true and correct, I reserve the right to change my appraisal.

Supplemental Addendum

File No. 17600154.1

Borrower	Roozbeh Farahanipour						
Property Address	2706 Malcolm Ave						
City	Los Angeles	County	Los Angeles	State	CA	Zip Code	90064
Lender/Client	Point Digital Finance, Inc						

HIGHEST AND BEST USE AS IMPROVED

Legally Permissible

The subject's existing improvement is a single family residence. The subject is located in R1-1 (One-Family Zone), where single family residence is permitted. The subject current use as single family residence is in compliance with the current zoning. Thus, the subject improvements is in legally permissible.

Physically Possible

As improved, the subject is generally of similar design and quality to other single family residences found in the subject's competitive market area. The design of the improvements and layout of the project are acceptable in the market and represent maximum utilization of the site as improved. Overall, the functional utility of the subject improvements are considered average. The overall design and functionality of the improvements are good. Continued use as a single family residence is physically possible.

Financially Feasible

The demand for single family residence in the area is strong. Cost of conversion to other uses is prohibitive and therefore economically not feasible. Thus, the current use as single family residence is considered to be financially feasible.

Maximally Productive

The property utilized as a single family use generates an equal or higher return to the property than any other legal use. Thus, the current use is not speculative or interim use. Therefore, the current use as single family use is the maximally productive as improved.

Supplemental Addendum

File No. 17600154.1

Borrower	Roozbeh Farahanipour				
Property Address	2706 Malcolm Ave				
City	Los Angeles	County	Los Angeles	State	CA Zip Code 90064
Lender/Client	Point Digital Finance, Inc				

REVISION REQUESTED 2/16/2026

Assignment Type should read: Other - Verification Of Equity And Collateral Assessment

- I revised Assignment Type to "Other - Verification Of Equity And Collateral Assessment"

Market Conditions Addendum to the Appraisal Report

2026043-NIHIB
File No. 17600154.1

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 **2706 Malcolm Ave** City **Los Angeles** State **CA** ZIP Code **90064**

Borrower **Roozbeh Farahanipour**

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)	99	40	36	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	16.50	13.33	12.00	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	21	32	37	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.3	2.4	3.1	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" 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	2,400,000	2,337,500	2,387,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	14	12	21	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	2,395,000	2,212,500	2,195,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Listings Days on Market	15	31	17	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	92.49%	98.54%	100.00%	<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.). **Seller concessions such as closing costs are in an increasing trend in the subject neighborhood. The typical concession in the subject neighborhood is close to 5%.**

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).

There found a few bank foreclosure offered for sale. However, they are insignificant and make little effect on market values in the subject neighborhood.

Cite data sources for above information. **Market condition analysis is based on MLS search for comps having 2,200 to 2,500 SF GLA in 5-mile radius in Los Angeles.**

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.

Market condition analysis provided supportable conclusions in the neighborhood section of the appraisal report. Based on market condition analysis, the median sale price is in a stable trend during the last 12 months.

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	Signature
Appraiser Name Sang Jin (Steve) Han	Supervisory Appraiser Name
Company Name Prime Appraisals and Consulting, Inc	Company Name
Company Address 620 S. Gramercy Pl, #209, Los Angeles, CA 90005	Company Address
State License/Certification # AG043183 State CA	State License/Certification # State
Email Address stevh813@gmail.com	Email Address

MARKET RESEARCH & ANALYSIS

CONDO/CO-OP PROJECTS

APPRAISER

Subject Photo Page

Borrower	Roozbeh Farahanipour				
Property Address	2706 Malcolm Ave				
City	Los Angeles	County	Los Angeles	State	CA Zip Code 90064
Lender/Client	Point Digital Finance, Inc				



Subject Front

2706 Malcolm Ave
Sales Price
Gross Living Area 2,397
Total Rooms 9
Total Bedrooms 5
Total Bathrooms 3.0
Location N;Res;
View N;Res;
Site 6405 sf
Quality Q4
Age 81



Subject Rear



Living Room

Subject Photo Page

Borrower	Roozbeh Farahanipour						
Property Address	2706 Malcolm Ave						
City	Los Angeles	County	Los Angeles	State	CA	Zip Code	90064
Lender/Client	Point Digital Finance, Inc						



Bedroom 1

2706 Malcolm Ave



Dining Area



CO/Smoke Detector

Subject Photo Page

Borrower	Roozbeh Farahanipour						
Property Address	2706 Malcolm Ave						
City	Los Angeles	County	Los Angeles	State	CA	Zip Code	90064
Lender/Client	Point Digital Finance, Inc						



Kitchen

2706 Malcolm Ave



Bathroom 1 (Angle 1)



Bathroom 1 (Angle 2)

Subject Photo Page

Borrower	Roozbeh Farahanipour						
Property Address	2706 Malcolm Ave						
City	Los Angeles	County	Los Angeles	State	CA	Zip Code	90064
Lender/Client	Point Digital Finance, Inc						



Family Room

2706 Malcolm Ave



Bedroom 2



Bedroom 3

Subject Photo Page

Borrower	Roozbeh Farahanipour				
Property Address	2706 Malcolm Ave				
City	Los Angeles	County	Los Angeles	State	CA Zip Code 90064
Lender/Client	Point Digital Finance, Inc				



Bathroom 2

2706 Malcolm Ave



Bathroom 3



Bedroom 4

Subject Photo Page

Borrower	Roozbeh Farahanipour				
Property Address	2706 Malcolm Ave				
City	Los Angeles	County	Los Angeles	State	CA Zip Code 90064
Lender/Client	Point Digital Finance, Inc				



Bedroom 5

2706 Malcolm Ave



2-Car Garage



Garage Interior

Subject Photo Page

Borrower	Roozbeh Farahanipour						
Property Address	2706 Malcolm Ave						
City	Los Angeles	County	Los Angeles	State	CA	Zip Code	90064
Lender/Client	Point Digital Finance, Inc						



Porch

2706 Malcolm Ave



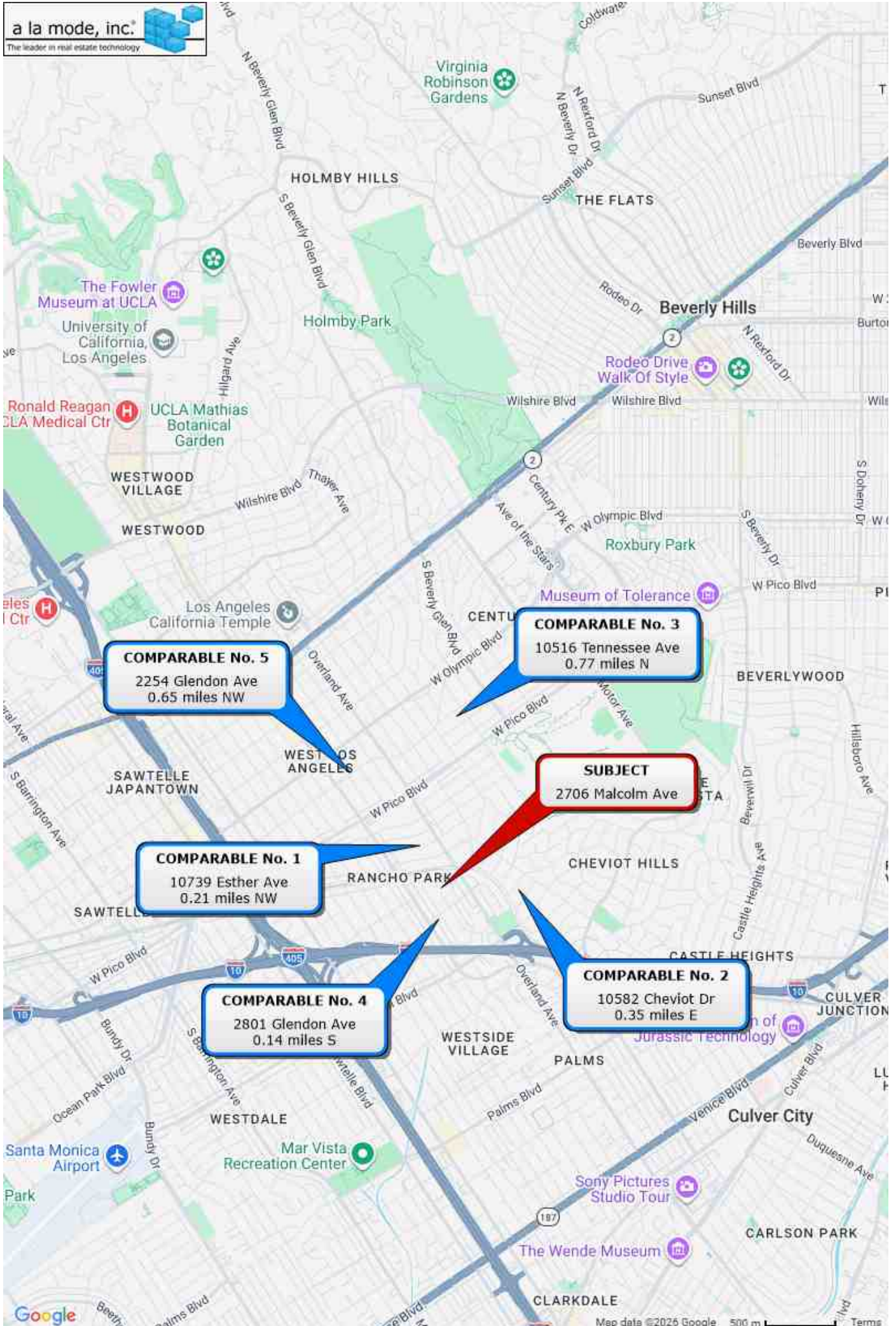
Balcony



Damaged Gutter

Location Map

Borrower	Roozbeh Farahanipour			
Property Address	2706 Malcolm Ave			
City	Los Angeles	County Los Angeles	State CA	Zip Code 90064
Lender/Client	Point Digital Finance, Inc			



Comparable Photo Page

Borrower	Roozbeh Farahanipour				
Property Address	2706 Malcolm Ave				
City	Los Angeles	County	Los Angeles	State	CA
Lender/Client	Point Digital Finance, Inc	Zip Code	90064		



Comparable 1

10739 Esther Ave
 Prox. to Subject 0.21 miles NW
 Sales Price 2,875,000
 Gross Living Area 2,200
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 5918 sf
 Quality Q4
 Age 82



Comparable 2

10582 Cheviot Dr
 Prox. to Subject 0.35 miles E
 Sales Price 2,175,000
 Gross Living Area 2,183
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location N;Res;
 View N;Res;
 Site 7155 sf
 Quality Q4
 Age 90



Comparable 3

10516 Tennessee Ave
 Prox. to Subject 0.77 miles N
 Sales Price 2,560,000
 Gross Living Area 2,472
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 6075 sf
 Quality Q4
 Age 95

Comparable Photo Page

Borrower	Roozbeh Farahanipour				
Property Address	2706 Malcolm Ave				
City	Los Angeles	County	Los Angeles	State	CA
Lender/Client	Point Digital Finance, Inc				
				Zip Code	90064



Comparable 4

2801 Glendon Ave
 Prox. to Subject 0.14 miles S
 Sales Price 2,199,000
 Gross Living Area 2,366
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 6567 sf
 Quality Q4
 Age 81



Comparable 5

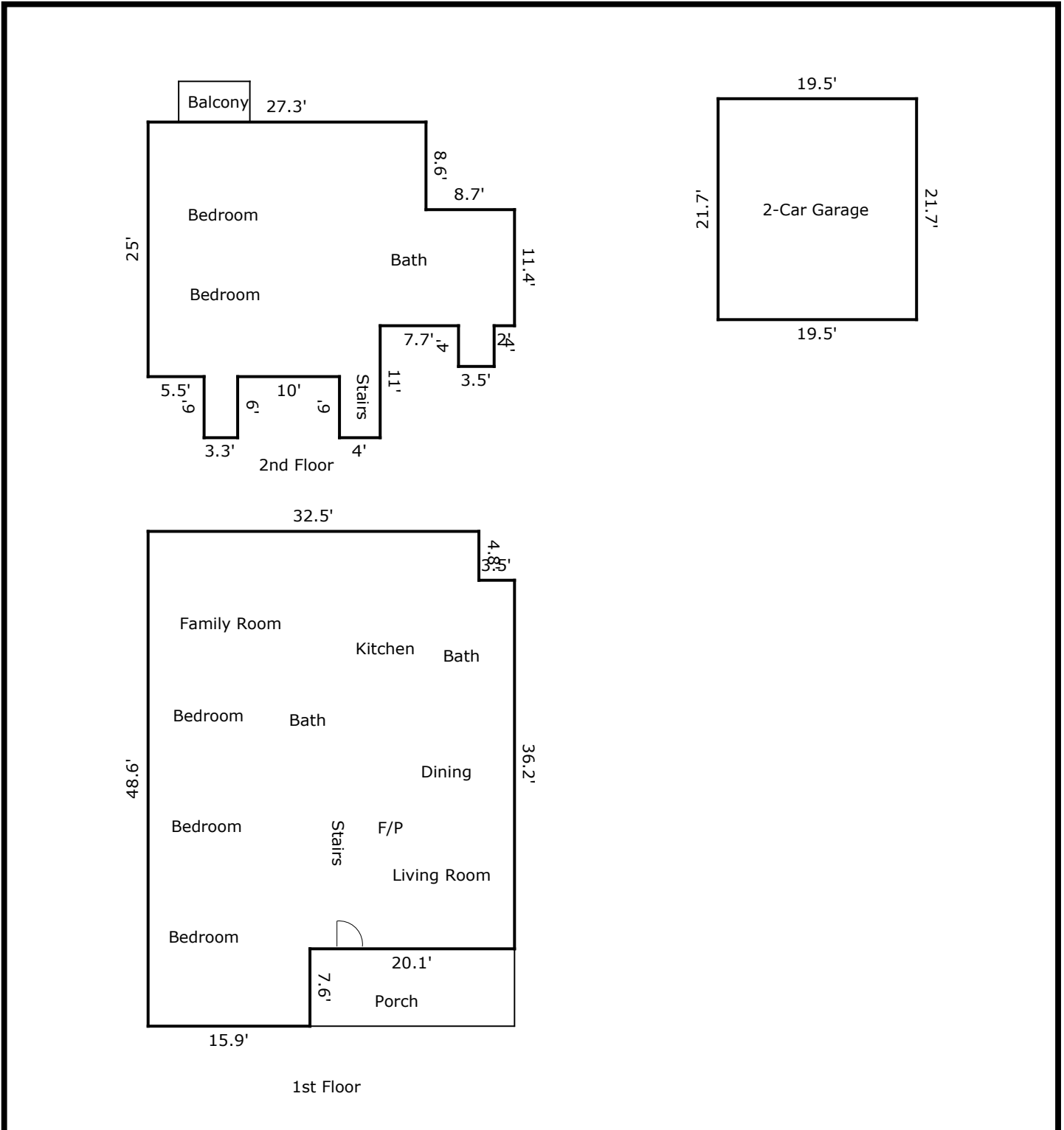
2254 Glendon Ave
 Prox. to Subject 0.65 miles NW
 Sales Price 2,498,000
 Gross Living Area 2,164
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 6752 sf
 Quality Q4
 Age 95

Comparable 6

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Building Sketch

Borrower	Roozbeh Farahanipour			
Property Address	2706 Malcolm Ave			
City	Los Angeles	County	Los Angeles	State CA Zip Code 90064
Lender/Client	Point Digital Finance, Inc			



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	1580.04 Sq ft	$15.9 \times 7.6 = 120.84$ $36 \times 36.2 = 1303.2$ $4.8 \times 32.5 = 156$
Second Floor	816.98 Sq ft	$3.5 \times 4 = 14$ $3.3 \times 6 = 19.8$ $11.4 \times 8.7 = 99.18$ $25 \times 18.8 = 470$ $8.5 \times 20 = 170$ $11 \times 4 = 44$
Total Living Area (Rounded):	2397 Sq ft	
Non-living Area		
2 Car Detached	423.15 Sq ft	$21.7 \times 19.5 = 423.15$

Subject Property Details



Property Details Summary

For property located at: **2706 MALCOLM AVE LOS ANGELES CA 90064-4210**
 APN: 4255-017-015 CLIP: 3834958351 Land Use: Single-family Residential

Last updated 01/26/2026

Owner Information

Current Owner(s): FARAHANIPOUR ROOZBEH (TE); FARAHANIPOUR
 Tax Mailing Address: 1383 WESTWOOD BLVD LOS ANGELES CA 90024 - 4940

Legal Information

County:	LOS ANGELES	Neighborhood Code:	-
Census Tract/Block:	2711.00/1/002	School District:	LOS ANGELES
Legal Book / Page:	261/25	School District Name:	LOS ANGELES
Legal Lot:	37	Subdivision:	12382
Legal Block:	-	Tract Number:	2711.00/1
Market Area:	C08	Munic/Township:	LOS ANGELES
Summary Legal Desc:	A PARCEL OF LAND LOCATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, WITH A SITUS ADDRESS OF 2706 MALCOLM AVE LOS ANGELES CA 90064-4210, CURRENTLY OWNED BY FARAHANIPOUR ROOZBEH (TE), FARAHANIPOUR HAVING A TAX ASSESSOR NUMBER OF 4255-017-015 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS TRACT # 12382 LOT 37 AND DESCRIBED IN DOCUMENT NUMBER 690146 DATED 06/22/2022 AND RECORDED 07/05/2022		

Recent Transfers

Seller(s):	Butts M & J Trust	Sale Rec. Date:	Jul 05, 2022	Sale Date:	Jun 22, 2022
Sale Price:	\$2,405,000	Title Company:	Lawyers Title	Lender:	Luxury Mtg Corp
Transfer Type:	Grant Deed	Transfer Doc:	690146	Multi/ Split Sale:	-
Doc Book:	-	Mortgage Rate:	-	Mortgage Rate Type:	-
Document Page:	-	Doc Page:	-	Mortgage Doc:	690147
Loan Type:	Conventional				
Doc Book:	-				

Seller(s):	Butts Michael C & Jennifer L	Sale Rec. Date:	Jun 27, 2018	Sale Date:	May 23, 2018
Sale Price:	-	Title Company:	Attorney Only	Lender:	-
Transfer Type:	Trustee's Deed(transfer)	Transfer Doc:	642345	Multi/ Split Sale:	-
Doc Book:	-				
Document Page:	-				

Property Characteristics

Gross Area:	-	Parking Type:	-	Heat Type:	FORCED AIR
Living Area:	2,290 SQFT	Garage Area:	400 SQFT	Exterior Wall:	STUCCO
Total Adj Area:	-	Garage Capacity:	2	Porch Type:	-
Above Grade:	-	Parking Spaces:	-	Patio Type:	-
Total Rooms:	-	Basement Area:	-	Pool:	NONE
Bedrooms:	5	Finish Bsmnt. Area:	-	Air Conditioning:	CENTRAL
Bath (F/H):	3 / -	Basement Type:	-	Style:	BUNGALOW
Year Built/Eff:	1945/1969	Roof Shape:	-	Quality:	AVERAGE
Fireplace:	TYPE UNKNOWN	Roof Material:	ASPHALT/COMPOSITION SHINGLE	Condition:	-
Foundation:	NONE				
Other Imprvmnts.:	-				

Zoning Information

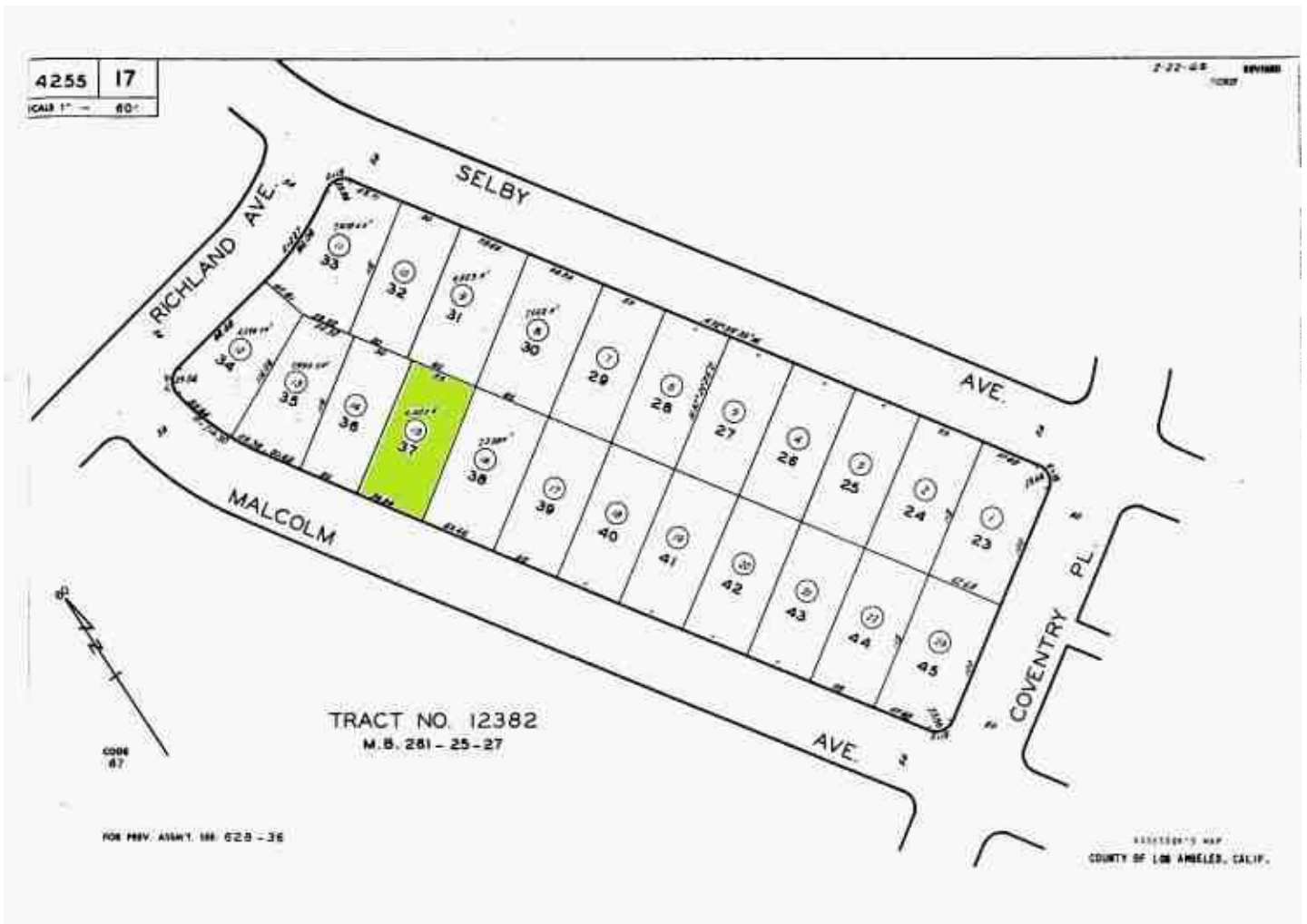
Code / Description:	LAR1 / -	Lot Width / Depth:	56 X 115	State Use:	-
Lot Area:	6,405 SQFT	Res/Comm Units:	1	Water Type:	-
Site Influence:	-	County Use:	0100	Sewer Type:	001 / TYPE UNKNOWN
Acres:	0.147				

Tax Information

Total Value:	\$2,502,161	Assessed Year:	2025	Property Tax:	\$30,086.92
Land Value:	\$1,909,758	Improved %:	24%	Tax Area:	-
Improved Value:	\$592,403	Tax Year:	2025	Tax Exemption(s):	-
Total Taxable Value:	\$2,502,161				

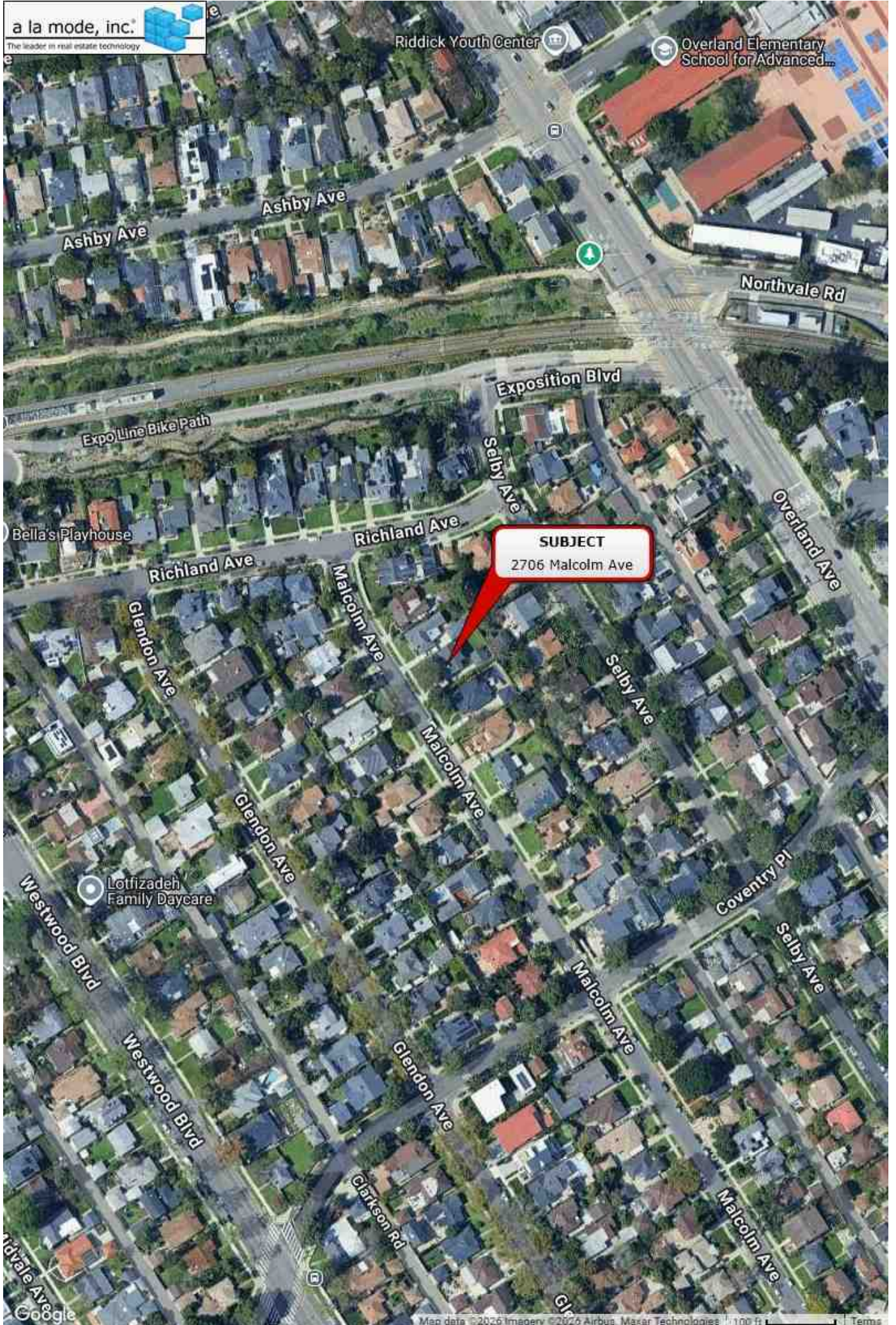
Plat Map

Borrower	Roozbeh Farahanipour						
Property Address	2706 Malcolm Ave						
City	Los Angeles	County	Los Angeles	State	CA	Zip Code	90064
Lender/Client	Point Digital Finance, Inc						



Aerial Map

Borrower	Roozbeh Farahanipour						
Property Address	2706 Malcolm Ave						
City	Los Angeles	County	Los Angeles	State	CA	Zip Code	90064
Lender/Client	Point Digital Finance, Inc						



UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation.*

*Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation and the recycled materials and the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

Real Estate Appraiser License



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Sang Jin Han

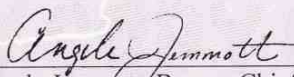
has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified General Real Estate Appraiser”

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

BREA APPRAISER IDENTIFICATION NUMBER: AG 043183

Effective Date: October 17, 2025
Date Expires: October 16, 2027


Angela Jemmott, Bureau Chief, BREA

3082863

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

E & O Insurance



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAP3667408-25** Renewal of: **RAP3667408-24**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301 Norwood, MA 02062

Item 1. **Named Insured:** **Sang Jin Han**

Item 2. **Address:** **620 S Gramercy Pl 209**
City, State, Zip Code: **Los Angeles, CA 90005**

Item 3. **Policy Period:** From 11/21/2025 To 11/21/2026
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability:**

- A. \$ 1,000,000 **Damages** Limit of Liability – Each Claim
- B. \$ 1,000,000 **Claim Expenses** Limit of Liability – Each Claim
- C. \$ 1,000,000 **Damages** Limit of Liability – Policy Aggregate
- D. \$ 1,000,000 **Claim Expenses** Limit of Liability – Policy Aggregate

Item 5. **Deductible (Inclusive of Claim Expenses):**

- A. \$ 500 Each Claim
- B. \$ 1,000 Aggregate

Item 6. **Premium:** \$ **895.00**

Item 7. **Retroactive Date (if applicable):** **11/21/2007**

Item 8. **Forms, Notices and Endorsements attached:**

D42100 (03/15) D42300 CA (10/13) IL7324 (07/21)
D42402 (05/13) D42408 (05/13) D42412 (03/17) D42413 (06/17)
D42414 (08/19)

Betsy A. Meyerson
Authorized Representative