

September 9, 2022

Daniel Snyder  
28711 Pacific Coast Hwy  
Malibu, CA 90265

Jonathan Taksa  
Taksa Investment Group  
1428 2nd Street, Suite 300  
Santa Monica, CA 90401

Dear Jon:

On behalf of the very satisfied owners of the 11-unit apartment complex at 111 S. Croft Avenue in Los Angeles, I want to give you the highest complements for your brilliant work marketing, selling, and shepherding our property through escrow.

Thanks to your winning personality and impressive sales record, we chose you as our broker. Within days, you had given tours to more than a dozen people including most of the biggest commercial buyers in Southern California, which resulted in four all-cash offers. We chose the best of the bunch – one whose price was above your projections and that had absolutely no contingencies. You then negotiated a deal that allowed one of our family members to purchase a 1031 exchange property, forcing the buyers to lengthen the escrow by 90 days more than they wanted.

Just as remarkable as the result was the way you work. Despite the fact that you had several other properties in escrow that were worth tens-of-millions of dollars more than ours, you always took our calls and responded to our emails within minutes, at any time of the day or night, seven days a week. We were never shunted to an assistant – as so many brokers of your stature would do. More important, you were usually the one placing the calls – making sure every party to the escrow was staying on course, on time, and on message. And as the point person between you and the family, I can say that you acted as our friend as much as our broker – even going so far as to help collect back rent from a delinquent tenant in our building before escrow closed.

In the end, you made a successful sale seem effortless and inevitable, but, as someone whose family is in real estate, I know how hard you worked behind the scenes to make it happen. For this I – and our entire family – want to thank you.

I could not recommend you more highly to anyone who wants to sell an apartment complex in Southern California, and I look forward to remaining friends in the future.

Sincerely,



Daniel Snyder