
DR. LUANNA E. DEVENIS

April 22, 2024

Re: Jonathan Taksa
Taksa Investment Group
RE/MAX Commercial & Investment Realty

To Whom It May Concern:

I am writing this letter of recommendation to express my gratitude and appreciation for the superb job that Jon did selling the properties that my father and I owned at 201 and 211 San Vicente Boulevard in Santa Monica. These properties had been in my family for more than a half-century, so there was a lot of history and emotion connected with them. In addition, the sale was complicated because, following the death of my father, his shares in the properties were being held in trust.

Jon first reached out to me about my family's properties in 2012 and checked in periodically. To say that he was persistent is an understatement—because the properties were not sold until April 2024—but Jon's diligence was always shown with a gentle touch and the utmost consideration.

After the death of my father, when it came time to sell the properties, I did not even consider any of the many other real estate brokers who had contacted me over the years. I knew that Jon was the right man for the job because I had developed confidence in his knowledge of the Santa Monica real estate market and abilities as a leader in his field and top broker in the West Side of Los Angeles.

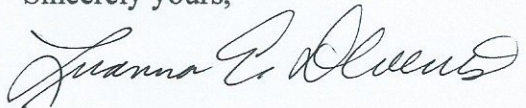
Jon is wonderful to work with due to his many winning personality factors; he exhibits an excellent work ethic, is assertive without being aggressive, and is consistently upbeat yet realistic. He was always respectful of everyone involved when juggling their various interests and stayed focused on getting things done in a timely manner, shepherding them expertly through the process. Jon was always available to address my concerns, respond to my questions, and guide me throughout the entire selling process. I was particularly impressed with his sensitivity in navigating all of the complex financial, legal, and personal issues involved in this sale of properties by multiple owners.

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Jon's expertise in understanding the real estate market, as well as the changing environment in Santa Monica and California in general, resulted in him providing me with the best advice in setting the exact price where he was able to obtain multiple competing offers; incredibly, the properties sold for over the asking price, even in a tough real estate market. Because his marketing, negotiating, and selling skills are superlative, the process was so very easy and worry-free for me, living 3,000 miles away!

In summary, Jon is a very experienced, professional, and trustworthy broker, and I recommend him highly to anyone who wishes to sell an apartment building on the West Side of Los Angeles. He is also an exceptional individual with whom I look forward to staying in touch in the future.

Sincerely yours,

A handwritten signature in cursive script, reading "Luanna E. Devenis". The signature is fluid and elegant, with a large initial 'L' and 'D'.

Dr. Luanna E. Devenis