

March 21, 2024

Subject: Jon Taksa

To Whom It May Concern

I had the pleasure to work with Jon Taksa during 2022/23 to market a portfolio of 12 multi-family properties in prime WLA/Brentwood area of the City of Los Angeles. I found Jon to be well informed about market conditions, prompt, creative, and efficient in assisting me with the sale of the properties.

I went through a comprehensive selection process where many realty firms were invited to present their proposals. I selected Jon for the following reasons:

- Very forthright in his market assessment and valuations
- Knowledgeable of market conditions and very experienced in representing sellers and buyers
- Well connected with potential buyers

During the sale process, Jon designed a marketing strategy to consummate the sales prior to April 1, 2023, so that I was not hit by the "mansion" tax. This involved pro-active marketing and outreach to buyers, periodic timely updates on offers and evaluation of buyers, developing an innovative "offer to sell" plan to avoid lengthy back and forth negotiations, and facilitating sales at good prices in a tough post-COVID, rising interest rates environment.

I have no hesitation in recommending Jon Taksa for real estate related assignments.


Vikram S. Budhraj