

March 26, 2019

Lily Van Vleet  
11131 Collegio Dr.  
San Diego, CA 92124

To Whom It May Concern:

Recently I had the pleasure and good fortune to do business with Jon Taksa, President of Taksa Investment Group, RE/MAX Commercial & Investment Realty. Jon came highly recommended by a friend who had recently sold his apartment building in West Los Angeles.

I am one of the owners of an eleven (11) unit apartment building in West Los Angeles that we recently sold. Here's some background on the ownership of that property, 50% is owned by four (4) people two (2) of whom are deceased but whose heirs did not initiate probate for the deceased. Meanwhile, the other 50% of the property was in a trust where two (2) of the beneficiaries, the same mentioned above, predeceased the trustor. This was not easy transaction but one with lots of moving parts and not all the owners cooperative.

Fortunately, we had Jon Taksa who has the experience and expertise to work with us and in some cases with our attorney in order to get the property listed for sale and subsequently sold. Jon proved on numerous occasions through his actions that he did in fact work in our best interest. Even when we were ready to accept less Jon said he thought he could negotiate a better deal and he did. Jon's guidance was invaluable and spot on. Jon personally went on the inspection tours and had all required repairs completed at a fair price. It is through Jon's diligence and efforts that we were finally able to sell our apartment building at a price that was more than satisfactory to all five (5) owners.

I am happy to recommend Jon to help you buy or sell any property of any size, commercial or residential because he can do it all. The best compliment I gave to Jon was not only was he a pleasure to work with but that he earned his commission.

Sincerely,

A handwritten signature in cursive script that reads "Lily Van Vleet". The ink is dark and the signature is fluid, with a long, sweeping tail on the "t".

Lily Van Vleet