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TO WHOM IT MAY CONCERN:

re: Residential real property at 3419 S. Gramercy Place, Los Angeles, CA

This property had been owned by members of my family since 1941 and I had been the sole owner since 1982. Over the years, and most recently in the past 5 years, I received multiple, unsolicited inquiries offering to purchase for cash "as-is", all of which I retained on file.

In August of this year I decided to explore sale possibilities and requested offers from those previous contacts. Unique among all submitted was that of Mr. Kevin Davis of Long Beach, California. In addition to an attractive, competitive price, substantial non-refundable deposit, no inspections required, with his offer Mr. Davis supplied testimonials from previous sellers, current statements from financial organizations evidencing his immediate ability to pay all cash, and recommendation from the escrow company he had regularly used.

Timeline:

August 22, 2014 - received offer, accepted

August 27, 2014 - escrow opened

September 11, 2014 - escrow successfully closed

Mr., Kevin Davis: the epitomy of professionalism and efficiency. Highly recommended.



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