

To whom it may concern,

Francyne and her team helped my brother and I sell a duplex we inherited from our grandparents.

This incredible gift from our family came with many surprise gifts along the way. We had inherited an overwhelming amount of maintenance as the building needed pretty much everything such as roof, plumbing, termite repair, etc.

There were rent controlled tenants, whom our grandparents were very generous to for over 20 years, not happy or cooperative that we were selling.

Then once we had a great offer on the property it turns out there was a 10 year old lien on the property from the Franchise Tax Board.

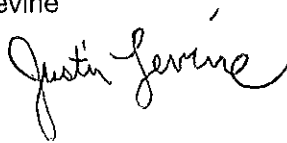
All of the above items were challenging things for a first time seller. Francyne and her team went above and beyond their jobs to help us every step of the way. We initially had a great offer that was rejected upon further inspection and realization of needed maintenance.

Then it took some time to challenge a lien from the Franchise Tax Board. Francyne recommended a very reasonably priced attorney who helped us through the process and got the lien removed.

Throughout this process, Francyne continued to collect interested buyers. Once the lien was cleared she set up an open house and helped create a sense of excitement amongst interested buyers. That night we had an offer for \$70k more than the previous offer!

I would recommend Francyne and her team to anyone. In the future if I need help with buying or selling real estate in LA, I will return to her.

Justin Levine

A handwritten signature in black ink that reads "Justin Levine". The signature is written in a cursive, flowing style with a prominent loop at the end of the last name.