

TO: Pro Link Realty

FROM: Jim Goldsmith

RE: Agent Jim Trucano

My name is Jim Goldsmith & I live in Blue Mounds, WI, but I grew up in Sioux City, IA. For over 30 years I have owned a single family rental property at 4430 Springfield St. in Leeds.

In the summer of this year (2008), I decided it was time to sell that house. I believe the house is well over 100 years old & it was in a general state of disrepair. In particular, it was in dire need of a new roof. Estimates for repairing the roof ranged from \$5,000⁰⁰ to \$12,000⁰⁰! I had to do something quickly - the roof was leaking & definitely needed to be fixed before winter. The thought of spending that kind of money on this very old house was alarming, so I decided to take one quick shot at selling it.

I stepped Jim Trucano. I told Jim that he had one month to sell the house, & it had to be sold "as is". He did a thorough examination & evaluation of the property. He gave me his no-nonsense, realistic opinion of what it would take to sell it that quickly & in that condition.

I was delighted when Jim came back with a cash offer within \$1,000⁰⁰ of the asking price, & no contingencies. Jim obviously did his homework by looking at comparable properties, he knew exactly how to price & market my house for a quick sale, & most importantly, he knew where to find a buyer. Jim Trucano is an outstanding real estate agent & I would gladly recommend him & Pro-Link Realty to everyone in Siouland!