



**american family care**

The Right Care. Right Now.

November 5, 2015

To: Jack Granger, GTA

From: Randy Johansen, President of AMERICAN FAMILY CARE

Re: September auction campaign and transactions for (3) AFC office buildings

You may use this document as a reference to a prospective client that the results of the portfolio auctions on September 23<sup>rd</sup> and 24<sup>th</sup> have met with our satisfaction.

Granger, Thagard & Associates, Inc. did its job in marketing the property and advising our office of the progress and mileposts in the campaign. The auctions were conducted professionally and with enthusiasm.

The subject buildings were no longer of service to AFC and had become idle assets that needed to be recovered and reinvested more effectively.

The auctions were on an AS IS basis and included no contingencies. This allowed us the opportunity to sell the buildings without the concerns that are typical in a traditional real estate transaction.

I recommend your firm to any ownership that desires a predictable date of sale of property and seeks a professional approach to marketing and selling property. Moving to the use of an auction process is now a tool AFC will consider in the future as we see the value it provides over the more traditional real estate approach.

The auction campaign provided a precise time frame for the sale and return of our capital and elimination of ongoing monthly expenses. I recommend Granger, Thagard & Associates to market and manage the auction campaign.

Randy Johansen  
President  
American Family Care