

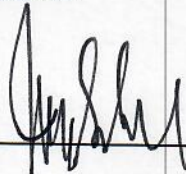
IN FAVOR OF: PR-2024-018182 – 2307 Windsor Rd. #2

I am Jimmy Gilmore, and was the Broker that represented the former owner Kerry O'Quinn in the sale of the Property to Mr. Caplan. I have known Mr. O'Quinn for over forty years.

Kerry O'Quinn is content with the fact that Mr. Caplan intends to demolish the house. Mr. Caplan made his intentions clear, and Kerry understood this, and does not have any objection to the demolition. He has put that in writing.

Mr. O'Quinn moved out of the house in 2003, and the house has been rented to multiple individuals, and has deteriorated. Other parties that looked at the property to purchase, were considering it as a building lot as well, and not as a house to remodel.

In my professional opinion as a Broker, licensed in Real Estate for 37 years, the price that Mr. Caplan paid is not consistent with restoring this house, but rather consistent building a new house.



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April 1, 2024

Jimmy Gilmore