

Contacts:

Name: Jerry Reed

Property: 15512 39th Ave Ct E, Tacoma WA 98446

Date: August 2018

Situation: An elderly, single, retired Vietnam Veteran met a fellow Gryphon Group member at church, have heard through the community of what the Group has done, and inquired to sell his house so he could downsize. With the property only valued around \$180,000, Mr Reed needed to sell for \$200,000, to be able to make a down payment on the assisted care facility he was looking into after all costs are accounted for. Through consideration with the Group, the Group was able to meet those demands to allow him to relocate to the place he desires. With the transaction completed without hesitation, both Mr Reed and the Group member go to the same church regularly and share stories and laughs to this date.

Name: Karen King

Property: 3601 S Gunnison St, Tacoma WA 98405

Date: October 2018

Situation: The family was facing foreclosure, and with their auction date only two weeks away, their only means to avoid foreclosure was to sell to wholesalers who pressured and scared them into verbally accepting an offer that wasn't even enough to have them walk away debt-free. The Gryphon Group was able to identify and held the family by offering nearly \$35,000 more than any other offer, and have the family be able to walk away with \$5,000 after closing of the house. Upon close, the Gryphon Group offered free moving services to help move all of the family's belongings into a storage facility before close. The family was so relieved and satisfied with the all the services, they have sent *Thank You* notes and gifts regularly, as well as invited the Group over for family dinners and parties on the weekend.

Name: Carolyn and Richard Jones

Property: 1719 S Durango St, Tacoma WA 98405

Date: February 2019

Situation: An elderly lady that gifted the house to her children and moved out of city, faced serious financial issues when her children stopped making payments on the house, and for the first time in her life, was facing foreclosure in a house she had under her name, but hasn't occupied in years. Though the total payoff amount was very little compared to the equity built in the property, she only received one offer for \$180,000 from a wholesaler that was filled with contingencies, loop holes, and was trying to sell the contract and make over \$20,000 upon sale. With Mrs Jones understanding the wholesaler's intentions, she felt very unsecure but had no other choice but then to sell to them. However, before sale, a mutual friend let us know about her situation and gave us her contact information. When reaching out to Mrs Jones, she happily rescinded the wholesalers offer, and accepted

the Gryphon Groups offer of \$200,000, with no contingencies, loop holes, or assignment clauses. The property was able to sell within 2 weeks and have been able to foster a relationship between the company and her since.

Name: Tami DuBois-Wescott

Property: 606 E 35th St, Tacoma WA 98404

Date: March 2019

Situation: A single mother in foreclosure had no money, no where to move, and was forced to take care of her child. With auction only a few days away, she was stressed, hesitant, and felt trapped in the situation. Ms DuBois-Wescott had many offers on the table to sell her house, but none of the offers netted her more than \$5,000 to walk away with. The Gryphon Group was able to meet all of her requirements to sell and was able to have her walk away with over \$17,000 upon close. She was very thankful for the responsiveness and care Gryphon was able to provide and wants to tell everyone first hand how great of a service Gryphon was able to provide.

Name: Timothy Newell

Property: 1947 S J St, Tacoma WA 98405

Date: March 2019

Situation: An elderly transient man that inherited a beautiful craftsman style home in the heart of the hill top, but due to unpaid taxes and uninhabitable, had the property condemned by the City of Tacoma and was boarded up. By knowing Timothy through local church, it was easy to find contact and offer a fair price. He previously had competing offers anywhere from \$150,000 to \$170,000 but the Team was able to offer him the highest amount at \$180,000, with the most favorable terms at the quickest rate.

Name: Bobbi Andrews

Property: 3727 E J St, Tacoma WA 98404

Date: November 2018 – July 2019

Situation: A single mother in the process of remarrying going through financial difficulties, facing personal bankruptcy, she needed to sell her house fast and for cash. Though there were many issues with Title & ability to convey the house, this unique situation was still able to be resolved through the strong connections made with a local Title & Escrow company to have the transaction completed before the property sold at auction. The seller was able to clear all debts and still be able to walk away with money in her pocket.

Name: Linda Molash

Property: 15008 12th Ave E, Tacoma WA 98445

Date: August 2019

Situation: An elderly lady looking to sell her property off-market went to a local firm to sell her property, just to find out that the company, instead of purchasing as advertised, went to sell the contract to another independent firm. When the independent firm found out about the 'middle-man' situation, they approached and acknowledged the seller of the situation, ultimately allowing the seller to legally backout of the initial contract due to deception and fraud and going with the independent firm, where the independent firm offered better terms and offered more money, making both parties sufficed.