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To Whom It May Concern,

I have had the privilege of working with Kai Andersen for over 27 years, during which time he has been instrumental in assisting me with numerous cases requiring expert opinions and insights.

Mr. Andersen's experience and expertise are unparalleled. He possesses a comprehensive understanding of both construction matters—having been a licensed General "B" Contractor since 1989—and real estate, holding a Real Estate Broker's license since 1994, with extensive knowledge of contracts and disclosures.

His testimony has been pivotal in several cases I've handled. On multiple occasions, the strength of his insights has influenced the outcome in our favor, with judges explicitly referencing his opinions in their written decisions.

One of Mr. Andersen's unique strengths lies in his ability to assess property value, especially when considering the impact of damage on diminished value. In one particular case, the judge relied on Mr. Andersen's Broker Price Opinion (BPO) over that of a licensed appraiser, contributing to a favorable ruling.

Beyond his technical expertise, I've witnessed Mr. Andersen effectively break down complex issues for agents, guiding them through necessary actions to protect their clients and ensuring compliance with Standards of Care and Standards of Practice. His insights have proven invaluable not only in case preparation but also in depositions and trial proceedings, where his analysis has consistently given us an edge.

What truly sets Mr. Andersen apart is his rare ability to seamlessly integrate his dual expertise as both a Real Estate Broker and a General Contractor. This enables him to provide well-rounded perspectives, addressing both aspects of a case where real estate and construction issues intersect.

I highly recommend Mr. Andersen as an expert witness. His knowledge, professionalism, and ability to handle even the most challenging cases make him an exceptional asset.

Sincerely,


Tracy Ettinghoff