

August 12, 2023

Re: **Doug Wilson**  
SVN Wilson Commercial Group, LLC

To whom it may concern:

It is my pleasure and honor to recommend Doug Wilson to be the broker/partner to work with identifying developers for the former Harding Hospital site in Worthington. I have personally and professionally known Doug Wilson for approximately 16 years.

Doug represented our family in the sale of our home property which my siblings and I inherited. It was composed of a house and 160-acre parcel of land which was negatively affected by State of Ohio eminent domain proceedings in the expansion and repositioning of State Highway 161. Despite the challenges that the property offered, Doug, through a patient and diligent process, marketed the house and land to a number of potential buyers. He accomplished this through the Sperry Van Ness (aka SVN) national network with which he is affiliated, networking groups, and sheer perseverance. In the end, he orchestrated the sale of the property to a buyer, whom we all favored very much, and for a purchase price above market value. Our family property sold in 2014. We had complete confidence in Doug's abilities and were very satisfied with his representation of our family in the sale.

My wife and I desired to invest in commercial property and to actively manage its operations. As prospective buyers, we asked Doug to represent us. Due to the 1031 Exchange requirements of the 2014 sale, we were on a tight schedule to accomplish the upleg purchase of an investment commercial property. Doug actively shopped for viable investments and kept us informed of his findings and recommendations. Especially important, he listened to us and he understood us – our financial position, our interests, abilities, and hopes for business ownership. Doug found Millworks Art Studios, a unique property in old Columbus built in 1902. In its early years, the building was a well-known architectural millworks company, McNally Lumber, and then for over 50 years its units were leased to 95 artists and small business owners. Doug successfully worked with the seller's real estate agent and business manager, as well as our own attorney, through all the negotiation aspects for our purchase. Due to the complicated nature of this property, Doug also dealt with the environmental and building inspection personnel, the bank loan agent, the holding company, the survey personnel, and the title closing personnel. I do not possess the skills that Doug has so I was grateful and relieved to be able to trust him completely, knowing that he always has his client's best interests in mind. Our Millworks Art Studios venture was a great success and that success began with Doug's expertise in finding and negotiating the very best property for us.

By way of our professional relationship with Doug, my wife and I learned how to better achieve success. I attended an excellent real estate seminar years ago organized by Doug and his team. He has a remarkable ability to put things in perspective and predict economic and cultural trends in real estate. Doug possesses a high degree of integrity and he represents his clients with great professionalism. I have been very proud to have him represent us in our real estate transactions.

If you have any questions, please feel free to contact me at (740) 334-0178.

Sincerely,

Scott A. Mowrey  
6840 Davison Lane Road  
Alexandria, OH 43001