



May 15, 2007

Mr. Dean Zander
Partner
Hendricks & Partners
16255 Ventura Blvd.
Encino, CA 91436

Dear Dean:

Please accept this letter as our complete and full endorsement of your excellent services provided relative to the successful marketing and sale of our property, The Marquis Apartments on Burbank Blvd., Encino, California.

As you know, I interviewed two other qualified investment brokerage firms and I am pleased to note that your proposal on pricing was higher than your competition but more importantly, you not only performed, but out-performed our expectations by generating over ten offers at prices above list price.

In addition to achieving top pricing, I was equally impressed and pleased with your personal attention to all aspects of the marketing and closing process. As an owner, I expect prompt response and proactive professional action and I was not disappointed.

I would wholeheartedly not only use your services again but recommend you to other apartment owners. Thanks again for your hard work.

Warmest Regards,

Tim Bertoch
Consolidated Investment Group