

August 30, 2004

Mr. Kent Taylor
Taylor Commercial
900 Congress Avenue
Suite L-165
Austin, TX 78701

Dear Kent,

It has been a pleasure working with you in the sale of our property on Pecan Park and Lake Creek Blvd. We were impressed from the beginning with your knowledge of the multi-family and commercial real estate markets in Austin, your vision and insight into those markets (and our property in particular) and your honest, friendly manner of communicating that expertise.

We were pleasantly surprised at the open and full communication that we received regarding your marketing efforts and were most impressed with the three attractive offers you were able to bring us on that property within three months of the listing.

We would certainly use your services again.
Sincerely,



Ian J. Turpin
President