

November 16, 2005

To Whom It May Concern:

I am extremely pleased that my real estate broker recommended Mayfield Management Company when I purchased Village Park Apartments in 2003. Mayfield looks out for my property as though it were its own. I truly value the excellent relationship that the Mayfield staff and I have built over the last two years.

Mayfield's superior marketing skills have raised the occupancy rate and Village Park vacancies have been filled at higher rents with quality residents who pay on time, creating fewer collection issues. Today, my property is desirable and in excellent condition.

Mayfield's staff demonstrates a thorough knowledge of my property and its needs as well as the trends in the apartment industry. Their preventative maintenance program reduces my repair and replacement expenditures, resulting in an increase in my property's operating income and overall profitability.

The ability of Mayfield's staff to troubleshoot the initial plumbing, structural and drainage problems saved me considerable sums of money. Mayfield completely renovated the apartments and filled vacancies at top rents, resulting in an overall increase in value of my investment.

Since Mayfield has been extremely professional with quick responses to all needs, I have peace of mind when I travel, knowing my investment is in the most capable hands.

I recommend Mayfield Management Company without reservation. I also look forward to continuing our excellent business relationship and extending it to any additional properties that I purchase.

Sincerely,

A handwritten signature in black ink, appearing to read "Dick Williams", with a long horizontal flourish extending to the right.

Dick Williams