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Mr. Roe Ben-Moshe  
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The Ben-Moshe Brothers of Marcus & Millichap  
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Gentlemen,

Passing my appreciation on to you with a letter of recommendation doesn't seem adequate when I reflect upon your assistance.

I want you to express to future investing prospects the following truths;

- I was a neophyte when it came to fully understanding the concept of 1031 Exchanges.
- I had significant funds to shelter
- I thought at the time I was reasonably smart . . . (and still do)
- Your patience and guidance while educating me was invaluable.
- Because time is typically of the essence in these transactions, your culture of attention to detail and follow up made it work. THERE IS NO DOUBT IN MY MIND I COULD NOT HAVE DONE IT AS SUCCESSFULLY WITHOUT YOU.

I can speak now from experience. I began the purchasing prospect by entertaining proposals from my local real estate agent and his affiliates who specialized in 1031 opportunities. I went to the internet for an education and between both wound up with dozens of companies with dozens of proposals. And for the most part all involved offering what they perceived, rather than what I wanted. Self-serving might be the best way to describe it.

My goal was to find retail opportunities, either individual stand alone or DST's featuring multiple properties. Until I ran across you it seemed no one listened to find what my issues or goals were.

I haven't told you this before, but I sifted through almost 800 offerings to find the Ben-Moshe Brothers, who I found to have ears. (800 not a typo). During my search, I also found one other gentleman who I gave approximately 20% of my funds to. Between the two I am now 100% happy.

You went out of your way to find EXACTLY what I wanted. You made sure it was priced correctly. After the smoke cleared and the sale was made you followed up relentlessly with all parties to make sure all the "I's" were dotted and the "T's" were crossed.

I couldn't be more pleased or satisfied. Have anyone who needs assurance call me.

Thank you both.



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