

February 20, 2013

Dear Todd:

I wanted to take a moment and send you a note of thanks for your efforts over the past 6 weeks in helping me identify excellent 1031 replacement options and then successfully negotiating the purchase and closing of the Tire Discounters property in Milford, Ohio.

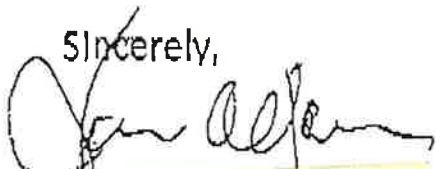
I've worked with other brokers at Marcus & Millichap in recent years and can say that you provided me the most effective "hands on" and detailed representation I have ever received.

Your follow up post closing in making sure the tenant was properly notified of the sale and helping me prepare a memo that included the assignment and assumption of lease along with my W-9 is that extra effort and step that makes you a stand out broker among your peers.

I look forward to meeting you in person in the near future if you visit San Diego, or in the event I am able to visit my home in South Lake Tahoe.

I look forward to staying in touch with you for future transactions I may want to pursue. Congratulations on your engagement and upcoming wedding in June.

Sincerely,

  
Jim 