

To: L. Cramer and Associates
1625 SE 47th Terrace
Cape Coral, FL, 33904

September 30, 2004

It is with great pleasure that I recommend L. Cramer and Associates to any one seeking the services of a property manager within their service area. L. Cramer and Associates presently manage four properties for me in the Cape Coral and Lehigh Acres area. While in their care, my properties have been consistently under lease. Based upon that performance, I feel I could not ask for a better property manager. Trish Connelly, L. Cramer associate, keeps me updated by written and verbal communication on a regular basis. She and they are efficient, trust worthy and very pleasant to work with, which is such a relief to me living three thousand miles distance.

Very sincerely,



Gilbert McCutchan