

Tod Fitzpatrick
903 Upland Road
Redwood City, CA 94062
650-714-9903
tod.fitzpatrick@yahoo.com

May 10, 2010

Mark Kreditor
GTF Realty Services
4931 Airline Road
Dallas, Texas 75205

Dear Mark,

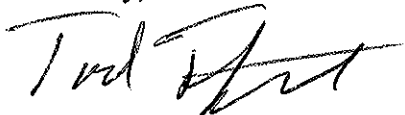
I want to thank you and for staff for the outstanding job GTF has done managing my properties the past year. Prior to using GTF, I was using another property management company that by comparison cost me tens of thousands of dollars. They listed the properties at lower rents, had long vacancies between tenants and rents were frequently delinquent. It was common that tenants left properties in terrible shape and months behind on rent. It was so common I considered selling the properties because the losses we so great.

I reached the end of my patience when my old property manager for the second time "forgot" to list a vacant house. I contacted you regarding taking over managing the properties. I was slow to agree to change to GTF and you called me at least once a week. During one conversation you said "Think what it would be like if you owed me money". I switched to GTF and every thing changed. You raised the rents and filled three empty houses within 30 days. The late payments became a thing of the past with only an occasional exception.

You also recommended insurance and property tax companies that help reduce my operating expenses. Your staff is prompt at returning call and always helpful. I am truly glad I found your company. I pay GTF a little more than my old management company, but it is without a doubt the best money I have ever spent. My properties generate positive cash flow for the first time since I have owned them.

Add me to the list of satisfied GTF clients. Please us me as a reference any time.

Gratefully,



Tod Fitzpatrick