

July 28, 2005

To Whom It May Concern:

I have known Sep Niakan for about 6 years. He has always been a great business man and very upfront and direct with his clients. I appreciate his honesty and his ability to provide recommendations, based on his knowledge and experience.

Most recently, Sep sold a property of mine in Miami. He did a great job marketing the unit, as multiple offers came in, almost at the same time. We priced the unit aggressively based on the current market, so I ended up selling for a great price. This is exactly what I expected.

Sep is very good at what he does and he is good at managing his relationships. I appreciate his follow up and being informed of the process while the unit was for sale and as it closed. Being out of state, it's made the process much easier for me.

I highly recommend working with Sep both as a buyer, or a seller because Sep takes his job seriously and makes every effort to find you an opportunity that's right for you. He realizes that people who like working with him, will continue to work with him. As I have.

Regards,

A handwritten signature in cursive script that reads "Claudia Thiem".

Claudia Thiem