

November 5, 2012

Chip & Dale Brent
San Diego Properties
7323 Jackson Drive
San Diego, CA 92119

Dear Chip and Dale:

Firstly we would like to say **WOW!** Talk about exceeding expectations: 10% over asking price and 10 written offers in the first 2 days. We could not have asked for anything more than what you delivered!! We feel extremely grateful and lucky to have found you to help us sell our property especially considering our given time constraints and circumstances.

Therefore, it is with great sincerity that we offer Chip & Dale this letter of thanks and recommendation for your outstanding service, depth of knowledge, strategic thinking and very personable approach to selling our home.

Escrow closed on October 29th, 2012 exactly 1 month ahead of our Prop 13 tax-base transfer and capital gains-exclusion deadlines. Considering that we were dealing with a distressed property with many challenges such as plumbing, drains, cracks, flooring, and a multitude of other exterior and interior issues - we are still amazed that the process went as smoothly as it did.

In particular, your advice regarding which areas of the property to address and which areas to leave "as-is" was invaluable. We were impressed with your knowledge on each topic including financing, home inspection, permits etc.

The bottom line is that the other 3 Real Estate Agents who we met with prior to you simply did not have the expertise, experience and sales savvy that you demonstrated. We know that we achieved maximum value in the shortest time and we truly enjoyed working with you along the way.

We are happy to speak to anyone who might be considering your services.

All the best!

Yvonne Cooper
Allied Gardens, CA