

Hendricks & Partners

April 4, 2008

RE: Mike Phillips- Phillips Commercial/MBP Capital, Dallas, Texas

To Whom it May Concern:

I have had numerous dealings with Mike Phillips over the years, and worked with Mike on the sale of a 218 unit property (\$7,000,000+ sale price) in 2006 with Mike representing the buyer of the transaction, and found his dealings to be both honest and professional. It's my opinion that Mike's involvement was instrumental in getting the purchase and sale completed.

I would recommend Mike Phillips as a strong buyer representative in the future, and would be happy to work with him on any of my listings for sale.

Please feel free to call me at 512.327.5888 if you have any questions or would like further insights.

Sincerely,



George Devillet III
Senior Investment Advisor