

Lars and Carrie Larson

5636 Keowee Way
Raleigh, NC 27616

April 28, 2003

To Whom It May Concern:

We would like to give Jim Barnett of J. A. Barnett Realty Group, Inc. the highest of recommendations in dealing with a much less than perfect sale of our 32 unit apartment complex in St. Petersburg, Florida. There were several extenuating circumstances involved including coordinating things with two out-of-state partners and an uncooperative and unprofessional Property Management Company.

Jim was more than willing and able to take on the added responsibilities needed in order to facilitate a smooth sale of our property. He was always available by phone when something came up that needed to be dealt with immediately. He returned messages promptly and responded to whatever needed to be handled in a very professional manner. He did a great job of keeping us up-to-date and letting us know when something needed our attention and/or response.

On the other side of things, he also took on the added task of coaching the buyer and buyer's agent through the process since they were first-time apartment buyers. He was also the key factor in maintaining a suitable mortgage for them in order to keep the deal alive.

We also felt he was able to obtain a fair price for our building taking into account the vacancy factor of nearly 20 percent at the time of closing.

Jim never gave up in spite of the numerous problems he came up against in the course of working with everyone involved in the sale of our property. We would not hesitate to utilize Jim and his company in the future should the need arise and recommend him highly to anyone who may be in need of his services.

Sincerely,



Lars and Carrie Larson