

February 26, 2019

To Whom It May Concern:

I want to acknowledge the excellent work David Rosenthal of Rosenthal Real Estate Advocates performed regarding the sale of 13739 Rosecroft Way.

As a long term homeowner here in the gated community of Stallion's Crossing and long standing HOA Board member, what would occur with an REO property located within the subdivision was of considerable concern. From issues of an unkempt property to a home which would negatively impact property values, I am sure anyone can understand the unsettled feeling of an REO within a small private community. David took great care to see none of these concerns were necessary which is much appreciated.

I first met David in July 2018 when he reached out to me after he discussed the property with our Property Mgmt. Co.. We worked together to ensure the landscaping and overall home appearance looked great. He also developed a relationship with the neighbors as well as ensured the HOA guidelines were followed. In addition he developed an excellent understanding of the community's unique and challenging market dynamics. All of this speaks to his authenticity, integrity, and skill set. The end result was the property did not pull our market values down, instead resulting in a per square foot selling price exceeding Stallion's Crossing recent comparables.

As a long-term real estate investor and interested party regarding the sale of a neighboring REO property, I appreciate David's refreshing and dedicated approach. I feel compelled to share this with you as this is truly valued.

Thank you,

*Greg Wallace*

Greg Wallace

San Diego, CA 92130