

## FIRST CAPITALCORP

Robert Arbour  
President  
Triple Net Equities, Inc.  
201 Santa Monica Blvd. Suite 300  
Santa Monica, CA 90401

Dear Bob

Now that it has quieted down and we have finished the five purchases for our exchange, I can tell you a few things that I not expressed to you before. I have been in the Real-Estate Business almost 50 years, and have not had a better representative or more creative Broker to work with. Your innovative thoughts and different approaches to the financing were refreshing. Thank you for representing us in the purchase of two of the properties –they fit our location and type of product to a ‘T’.

I look forward to working with you again.

Regards



David Horne