

July 9, 2015

To whom it may concern,

I am Dinesh Kumar, an individual investor. I purchased a 7-Eleven anchored strip shopping center in Vista, CA. Through a broker recommendation I was introduced to Tom Worth. The center was family managed and the lack of professional management was evident.

Tom Worth with very little documentation or accounting records was able to take on the management and quickly bid competent vendors who could upgrade the property and reduce liabilities. My confidence in my new management company grew very quickly with Tom at the helm.

Because Tom Worth has been in the commercial real estate industry in San Diego for many years I also seek his input on new projects I am looking to purchase. I had him look at a purchase in the Palm Springs area that I was contemplating. He reviewed the rent roll and operating budget and provided great feedback. An important potential issue he pointed out was that Kaiser Permanente was in their notification period for their option had not notified their intent yet. It was good advice and I eventually passed on that center.

His management company has a local accounting group. They are very flexible to meet my needs. I requested an urgent draw on my account by next week. Worth had the check cut that day and overnighted to me. Being responsive to the private investor's needs is a main principle of Worth Property Management. They reply to my emails quickly, and keep me abreast of any issues at my property and how they are being resolved.

We had a nail salon that was nearing the end of their term. Tom approached the tenant early, went through a very tough negotiation for a small tenant, and I am confident achieved the best return for me while avoiding a vacancy and keeping a long term tenant happy.

If you want to be confident and secure that your property is being managed to achieve the highest value and cash flow, I cannot recommend a better company than Worth Property Management.

Sincerely,

A handwritten signature in black ink that reads "Dinesh Kumar". The signature is written in a cursive, flowing style.

7-9-15