

August 1st, 2010

To whom it may concern:

I work as an interventional cardiologist and as a real estate investor. Over the last 3 years I have used Greg Nagel of Ask Nagel as my realtor on the purchase of 5 multi-unit investment properties. I've had many other realtors pitch me deals over the years, however, Greg has consistently identified the best projects. Further, Greg might very well be the strongest negotiator I have ever encountered. I have learned to rely on his ability to accurately assess properties in regards to their profit and cash flow as well as identify what can be done to make a deal work even better. Greg took the time to teach me the basics of property management under the CLTO, shared his vendors with me, and has helped me manage my properties.

In addition to acting as my realtor on 5 deals, Greg has also been my general contractor for 2 four unit gut rehabs. These rehab projects were very complex and took extensive real estate knowledge, construction skill, management, and immense organization to pull off. Greg handled all aspects of the projects from creating the scope of work, working with the architect on the floor plans, pulling the permits, hiring and managing the crew, payroll, paying all invoices, accounting, the inspection process, site supervision, material acquisition, interior design, and ultimately leasing. When everything was said and done, the final work product well exceeded my expectations, we hit all of our projected rental incomes, and I'm convinced that Greg saved me easily over 100K on each project.

Greg is extremely hard working, organized, and very honest. He is not a yes man and will speak his mind which is something I always appreciated. I've enjoyed the professional and personal relationship we have built over the years, and I have the highest respect for him as a person and real estate professional.

Sincerely,



Jim Boatman

Property Owner:

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