

2/8/04

**Peter Kelleher
PK Property
Suite 13 Level 1
287 Military Rd
Cremorne NSW 2090**

Dear Peter,

It is now some four months since completion of my request to establish a residential unit real estate investment portfolio in Sydney. When I first decided to construct the portfolio, about a year ago, it was clear that I would need help in achieving the goal within the set 8 month time frame. Though I had no experience in using a buyer's advocacy service in the past, I would now not buy any real estate in any other way.

Using an advocacy service strips the process down to its bare bones. Decisions on location, nature of stock, availability, market timing, price, negotiation, auction, closing the deal, financing, conveyancing are parts of this process and any one can be a potential minefield, delaying and frustrating a successful outcome. Using an efficient buyer's agent streamlines this process dramatically.

PK Property provided all these services in an extremely professional manner. It was clear that PK property had access to industry resources that only come with a full time commitment to the real estate market. All the properties selected for me to view by Heidi Pihama and the PK team were chosen with a view to easy tenancy, capital growth at the same time minimising ongoing extra financial outlay. The properties that were selected all had something extra, (views, space etc) and the fees paid to PK property were more than made up in the well-honed negotiation skills of Robert Skeen. I feel that I have started ahead of the game, a difficult thing to achieve in any investment.

When I purchase residential real estate for myself and my family in the future, I will call PK property, no question. It will save time, it will save money. Thanks for all your help.

Regards,

