

Garry Munro
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Doonside NSW 2767

18/10/99

Glen Wambeek
21st Century Property Investments
Level 2
454 Pacific Highway
St Leonards NSW 2065

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28 OCT 1999

Dear Glen,

I would like to take this opportunity to thank you for the assistance you provided to Grace and myself, with our purchase of land, building a house and renting it at Forest Lake, Queensland.

We were apprehensive from the start, as we had never built a house before and particularly one that we would not live in but would use as an investment property.

I work long hours in my position as National Circulation Manager of The Australian and explained to you at our first meeting that I did not want to become involved in all the little details of the purchase, building, leasing, etc.

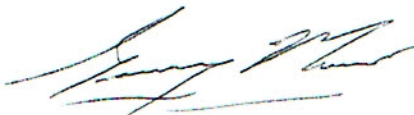
Your professionalism, knowledge and contacts in the industry has ensured this whole process has run smoothly and we have organise very little ourselves, as you either looked after it for us or put us in contact with the right people to assist.

Everything you advised has happened including the amount we would receive in rental each week (in fact we are receiving slightly more than you originally estimated).

Last but not least, I would like to commend you on your follow up and customer service throughout this whole matter, you were only a phone call away and you surprised me on just how quickly you returned my telephone calls and assisted me with any questions.

I have no hesitation in recommending you and 21st Century Property Investments to your future clients.

Regards,



Garry Munro.