

M & G Davis
111 Leichhardt St
Ruse NSW 2560

4th February 2005

Glen Wambeek
21st Century Property Investments
Suite 502, Level 5
20-22 Macquarie St,
Parramatta NSW 2150

Dear Glen,

We are writing this to thank you for your help, guidance and advice in the purchase of our first investment property.

After much thought, reading and investigation as well as advice from our accountant we decided that investing in property would be a sound financial move. After considering some alternatives, we made the decision to buy a house and land package from 21st Century Property Investments and we are glad that we did.

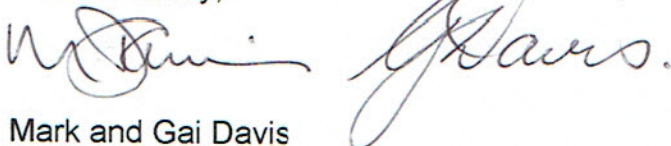
From our first meeting everything followed as you said it would. Our house in Springfield, Queensland was completed on time and with no problems. You were always available to answer our questions and the builders were also accessible and very professional. Our completion report from "Handovers.Com" made comment as to the high quality of the finished house. We were also very impressed when we saw it.

The house was rented so that it was occupied immediately and the property managers are thorough and efficient.

During the course of buying the property you were always happy to have any of your claims checked by our accountant and have us talk to previous clients. Since then the Premier of Queensland has announced that Springfield will be a part of significant development and expansion in the south west part of that state. Good news for us I feel.

We would like to thank you for your professionalism and accessibility as well as your follow up service. It is obvious that you are not only passionate and committed about what you sell but you value your customers as well.

Most sincerely,

A handwritten signature in cursive script, appearing to read 'Mark and Gai Davis', written in dark ink.

Mark and Gai Davis