

September 16, 2020

Jillian Dadge
111 Smith Street
St. Petersburg, FL 33701

RE: Purchase of your Oakwood Apartments at 123 Agey Street in Orlando, FL

Dear Jillian,

My name is Sam Smith and I'm an investor based in Miami, Florida. Your broker Beau Beery sent me the listing for Oakwood Apartments and I was immediately interested in the asset. I've done extensive research on the property and I know the Orlando market very well because I once lived there for 10 years. I know exactly where this property is and I would be very proud to own such a well maintained, well run property. Congratulations on the value you've created in the property over the last 6 years you've owned it.

I'm a software engineer for a gaming company but have been interested in acquiring real estate to diversify my retirement portfolio. To give you confidence in my ability to close on the property, I've included three letters from lenders I have substantial deposits with.

I believe Oakwood Apartments is a very good opportunity for me and my family because it has been well maintained, the tenant base is strong, its proximity to strong jobs, and its history of stable performance.

I look forward to working together toward a smooth closing should you and Beau decide my offer is satisfactory.

P.S. BTW, I saw on LinkedIn that you also went to UF. I'm a 2002 graduate. Go Gators! Also, I noticed we both know George Whickle, Carter Smith, and Sherry Mathison together. Remind me to tell you a couple good stories on George!

Sincerely,

Sam Smith
Cell: 352-111-2222
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