

Fire and Police Pension Fund

San Antonio

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To Whom It May Concern,

I am writing to recommend the services of Sullivan Commercial Realty. Because we have had such a good experience with Sullivan Commercial Realty, we give our recommendation for all commercial real estate services they provide. They have never let us down and are a great asset to our team. Sullivan handled the purchase of our new Corporate Headquarters office building at 11603 W. Coker Loop, San Antonio, Texas 78216, Parkway Center. The Sullivan team conducted a city wide search for our new headquarters location to also function as a multi-tenant/income producing investment property for SAFPPF. We believe this to be the one of the best buildings in San Antonio and received remarkable service and an even better acquisition arrangement that exceeded our expectations.

We selected Sullivan Commercial Realty to handle the property management and leasing contract for the Parkway Center upon our purchase. They handled the construction management of the new finish-out and building improvements for our new headquarters. Sullivan has negotiated on behalf of the Landlord to lease over 48,000 square feet within six months to bring the project back to 100% occupancy.

In our experience, Sullivan Commercial Realty has supplied us with reliable commercial real estate services and we have found them to be honest and reliable. I really count on their organization to keep the pension fund informed about what is going on in the commercial real estate arena and to advise us on real estate matters.

I have no hesitation in recommending the services of this company to you.

Sincerely,

Warren J. Schott, CFA

Executive Director

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