



January 5, 2005

To Whom It May Concern:

Andy Pressley of MECA Properties has managed the lofts at Factory South for the last four years. The building has never looked better, property values are up and simply put, it was the best move the board ever made.

Andy brings professionalism, industry knowledge and a level of service that you don't find in the average property manager. His attention to detail and personal attention to every aspect of property management is outstanding.

He is reliable, takes ownership of the building and has the ability to deal with conflict in a way that produces a positive outcome.

Andy attends our monthly board meetings, prepares and oversees solid property budgets and is able to make excellent recommendations. He was instrumental in assisting the board and overseeing the entire assessment proposal and collection of monies in order to provide all the improvements to the common areas.

He has gone above and beyond his contractual responsibilities and takes pride in a job well done. The residents in the building know Andy and call upon him for assistance in many different areas. He has an excellent support staff that assists him in the details of the building on a daily and after hour's basis. We must add there have been many times when we have seen Andy on the property late at night attending to some problem or concern of one of our residents.

We would highly recommend Andy to anyone who was considering a property manager. Please feel free to give us a call if you have any additional questions at 704-904-2522.

Sincerely,

Teresa Gitomer – Past Board President – 2000-2001, Board Member Since 1999
Jeffrey & Teresa Gitomer – residents in the building since June of 1997

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