

LAW OFFICES OF JEFFREY H. NADEL

A Professional Law Corporation

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May 12, 2015

Dear Prospective Real Estate Purchaser:

It is our immense pleasure to recommend Francyne Lambert as a real estate agent for a person searching for the ideal home or investment property. We were in a 1031 crunch, was referred to Francyne, and she represented us in finding a multi family investment property to complete our 1031 Exchange.

She is highly talented technologically, and made excellent use of the relevant search engines and real estate databases to quickly find us a variety of properties for sale, and in fact is still looking for other properties for us.

A master with the contract negotiations, she came up with a deal that was good for us and made the seller happy as well. Throughout this purchase process, she also resolved some thorny issues that arose with the assistance of her husband, an attorney, who was also personable and professionally exemplary.

We found Francyne to be a highly attentive agent, almost as if we were her only customers, although we know that was not the case. She returned all phone calls and emails the same day, often within the same hour. We never felt neglected or unimportant. She is also highly personable with an engaging personality. She was honest about some minor changes that we needed to make in our expectations to attract buyers quickly, and her advice worked like a charm.

We are pleased to recommend Ms. Lambert to anyone looking to buy or sell a real estate property. She is extremely professional, competent, knowledgeable, and above understands the ins and outs of the real estate business. And with our experience of being involved in real estate for over 30 years, this is an extremely high and well deserved commendation. If you need to discuss our experience in more detail please feel free to contact either one of us at the above email.

Sincerely,

Jeffrey H. Nadel
Jodi L. Nadel



July 8, 2015

Dear Francyne,

I wanted to express my deep appreciation for your extraordinary work in representing me and my siblings in the recent sale of five units in Santa Monica.

My situation as an out-of-state owner of rental real estate presented unique issues and difficulties, especially since I had not physically seen the property in seven years. And the City of Santa Monica has some very specific requirements for real estate inspections and transfers. Furthermore, because the property was in need of some long-deferred maintenance, the entire process was made more complicated by a very frustrating building contractor, who rarely did what I had hired him to do. At times it seemed that the problems were insurmountable.

Nonetheless, through it all, you and your team at Lambert Investments remained focused on each step, from initial offer to close of escrow, all the while soothing an anxious buyer and reassuring me, a nervous seller. Your advice and guidance were always invaluable. Because of your amazing efforts, the sales price was above market, for which I and my siblings are extremely grateful.

The best decision I made was asking you to represent me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lee Wasserman".

Lee Wasserman

April 29, 2016

Francyne Lambert:

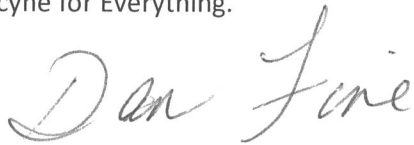
Francyne is the most professional, competent and kind Real Estate Broker I have ever known.

She sold my building in Brentwood within two days after it was listed for more than I was asking.

She found the buyer, who owned many properties in the area, coordinated the total transaction and kept me informed of every detail of the transaction.

She took care of everything. She was a godsend for me. I can give no higher recommendation.

Thank you Francyne for Everything.

A handwritten signature in cursive script that reads "Dan Fine". The letters are fluid and connected, with a large initial "D" and "F".

Sincerely,
Dan Fine



May 11, 2016

Francyne Shapiro-Lambert
Carl Lambert
Lambert Investments, Inc.
2 Breeze Avenue, Suite 101
Venice, CA 90291

Dear Francyne and Carl,

Thank you both for everything that you have done on my behalf over the many years that we have worked together as I have acquired multi-family investment properties.

You both have shown exceptional knowledge, expertise and hard work that demonstrates degrees of professionalism rarely found in all of my real estate experiences.

I know that you both can be trusted in the information and the services that you provide me. I appreciate and rely upon your level of integrity when I am buying or selling real estate.

It has been a pleasure working with you both over the many years and I look forward to continuing our joint work for many years to come.

Best regards,


Jeffrey D. Nemoy

Jeffrey D. Nemoy
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CIM

July 5, 2016

To Whom It May Concern,

I highly recommend Francyne Shapiro Lambert as a Real Estate Broker. Francyne sold me one of my first apartment buildings almost 30 years ago.

In 2012, we purchased a prime Santa Monica apartment building from Lambert Investments and then also returned to Francyne Lambert as our real estate broker when we decided to sell the same building a few years later.

Francyne expeditiously sold our building for \$250,000 above our expectations on our specific terms. Not only did she diligently follow through to closing, Francyne facilitated the closing of another Santa Monica building that was languishing in escrow.

Overall, we have had strong results with Francyne during our business relationship.

Best Regards,

A large, stylized handwritten signature in dark ink, appearing to be 'Shaul Kuba', is written over the typed name and title.

Shaul Kuba
Principal – CIM Group