



BUCKINGHAM
C O M P A N I E S

December 5, 2006

Mr. Benjamin L. Kadish
President
Maverick Commercial Mortgage, Inc.
211 N. Clinton Street, Suite 2N
Chicago, IL 60661

Dear Ben:

I wanted to take this opportunity to express my appreciation for your efforts in 2006 and your assistance with the financing of 22 properties totaling \$145 million. You added value to the process of our acquisitions and property refinancings.

Also, congratulations on starting Maverick Commercial Mortgage. I look forward to many more closings with you and your new company in the future.

Sincerely,
BUCKINGHAM COMPANIES

Bradley B. Chambers
President

BBC/jle