

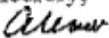
December 15, 2005

It is with great pleasure that I recommend the real estate services offered by Hugh Borax and his company, 1% Realtor. He was referred to me by a fellow physician who like myself, was a first time home buyer in the very competitive market of Los Angeles.

I had the opportunity to work closely with Hugh over almost a one year period, which included several complicated escrows. He unequivocally provided a level of service that not only met, but likely exceeded that of a full commission broker. In addition, his knowledge of the market, professionalism, and attention to detail clearly made a difference. As I was involved in several properties with multiple offers, I can clearly vouch for how upfront and honest he was in helping me shape my offer and ultimately secure what is my dream house! Once the offer was accepted, he was quite helpful in walking me through the inspection, mortgage process, and other various aspects of closing escrow.

As a first time home buyer in a tough market, I couldn't have asked or wished for more in a broker. I would recommend Hugh to all clients who seek a high level of professionalism, a good feel for the market, and most importantly, integrity. He turned what could have been a quite stressful process into one of the best moves I have made. I couldn't have done it without Hugh and recommend him with the highest level of confidence.

Sincerely,

  
Allison MD