



VANTAGEPOINTE HOMES

Letter of Recommendation

Summit Contracting Group
Jacksonville, Florida

VantagePointe Investment, LLC engaged Summit to build two Multifamily D4 communities in the Nashville, Tennessee area with a combined construction cost of approximately \$32 million dollars. This construction took place from late 2009 through the fall of 2010. Construction was impacted by the worst flood of record in the Nashville area and one of the worst winters on record with snow and ice problems, none of this impacted our goals set with Summit at the pre construction conference.

Having been in the multifamily development industry for some 26 years I have used many General Contractors across the Southeast and up the Eastern Seaboard.

Bernie Cornelius and Marc Padgett put together an onsite staff of professional and personable people that interacted with the many different professionals from HUD, our Lender, our Architect, our Engineer and the local public officials in a very professional and courteous manner day in and day out.

Our goals were not to finish in record time, it was to finish with quality and on time according to our turn over needs to place inventory in the hands of our leasing staff and produce interim income. Summit responded to our **every** goal with success, they absorbed cost to make sure we were able to expand our timeline to the maximum allowable within the Regulatory Documents in order to produce non burdened income before amortization.

Change Orders were **never** a problem. Summit provided savings in line items and advised us of this available cash should we decide to create our own Change Orders to enhance the development, they **never** used forensic estimating to create Change Orders to their benefit when the plans or specifications had grey areas.

We are in the process of developing another community and we will be using Summit, without bidding, in a relationship of trust and input as to our design needs to mesh their experience and knowledge to keep our cost minimum and our quality maximum.

If you would like to call me for any more detailed information do not hesitate to do so using the number provided below.

Ron Wilkinson
Managing Partner for Development
VantagePointe Investments
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