



18383 Preston Rd., Suite 230, Dallas, TX 75252; Tel. 972-407-1500

August 10, 2021

To Whom It May Concern:

Please accept my recommendation of J Street as a development partner for developing and overseeing the construction of a new commercial venture.

I have known Stan Ferenc for 30 (+) years. He is honest, capable, intensely detailed (a necessity for overseeing a construction project), personable and driven to accomplish the tasks he undertakes. With Shea Byers, the two are focused and motivated to complete their tasks. They work well together and succeed.

I recently closed an FHA 221 (d) 4 new construction loan with them to build 240 units in Celina, Texas. They oversaw everything: they raised the money, they interacted with the city, they hired the Architect and General Contractor, completed the loan process, indeed, overseeing the entire all the way. This was detailed, expansive, hard work for a couple of years that they successfully engineered. Now, they oversee a very well located property in one of the fastest growing cities in the Metroplex. Very few could have done what they accomplished. What they have accomplished is only the beginning.

J Street Companies met the high standards for participation in the FHA program and are now positioned to exploit their expertise in other projects in other communities. Their first-chair oversight has put them in good stead to be developing and completing FHA Multifamily projects for years to come. FHA likes proven success, and this project puts them in a position to be well-received in their next ventures. J Street Companies has met and exceeded FHA standards.

J Street Companies' capital partners and clientele are foreign investors, wealthy families/individuals, and non-profit organizations that have been with them for a decade or longer. J Street's reputation for excellence paired with their industry knowledge, trustworthiness, and overall approachability, makes working with them an all-around good experience.

In closing, I want to thank the J Street development team, especially Stan Ferenc and Shea Byers, for the continued relationship with Crain Mortgage. I look forward to working with in the

future and highly recommend J Street as a development partner for their character and ability to execute.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel R. Crain". The signature is fluid and cursive, with the first name "Daniel" and last name "Crain" clearly legible.

Daniel R. Crain

**President**

CRAIN MORTGAGE GROUP, LLC