

**MICHAEL T. KELLER****CONTACT
INFORMATION:**

Phone: (208) 947-0844
mtk@tokcommercial.com
www.tokcommercial.com

EXPERIENCE:

Mike Keller is a senior broker with Thornton Oliver Keller Commercial Real Estate, specializing in the sale of investment real estate. He has over 38 years of real estate sales experience and moved to Boise in February of 1994. Since moving to Boise, Mike has completed hundreds of transactions with an aggregate value in excess of \$940,000,000.

Mike started his real estate career in 1977 with Coldwell Banker Commercial. He was consistently a top producer at Coldwell Banker every year during his employment and in 1981 was the number one producer in the Carlsbad office. In 1983 Mike joined Iliff, Thorn & Company's San Diego office (a regional real estate commercial brokerage firm with eight (8) offices and two hundred (200) sales people in California, Arizona and Colorado). At Iliff, Thorn & Company, he was the Number 1 Producer in the San Diego office (1984, 1989) and Number 3 Producer company wide (1984 & 1989). Since Mike departed, Iliff Thorn & Company is now known as Colliers International.

In January of 1990 Mike became a partner with Sudberry Properties, Inc., a San Diego based real estate development company. His responsibilities included site acquisition, financing (debt & equity), construction and marketing during his year and a half tenure, he successfully developed two (2) projects consisting of over 200,000 square feet. In 1992, Mike and his family moved to Bend, Oregon where he developed a thirty four (34) lot subdivision. This move ultimately introduced him to the Boise market in 1993.

MICHAEL T. KELLER INVESTMENT BROKERAGE

PROFESSIONAL REPRESENTATION & EDUCATION:

Since moving to Boise over twenty years ago, Mike has represented many private investors as well as companies such as Rafanelli & Nahas, JL Smith Company, Davis Investments, 5B Investments, Inc., Capstone Commercial Properties, W.H. Moore Company, Boise Research Center (Brighton Corporation), LS Capital Group, Western Realty Advisors and The Wolff Companies. He has an extensive background in all facets of real estate.

Mike graduated magna cum laude from the University of Southern California with a Bachelor of Science Degree in Business Administration specializing in accounting and real estate/finance.

Mike is a licensed real estate broker in Idaho, California and Oregon.

FAMILY, HOBBIES AND INTERESTS:

Mike and his wife Katie have four grown children and four grandchildren.

Mike enjoys numerous sports and outdoor activities including golf, skiing, hiking and biking.

MICHAEL T. KELLER SELECT TRANSACTIONS

ONE FRONT STREET CENTER



SOLD
71,000 SF Office Building

CAPITOL GATEWAY



SOLD
63,000 SF Office Buildings

RENAISSANCE AT HOBBLE CREEK



SOLD
288 Unit Apartment Complex

AIRPORT DISTRIBUTION CENTER



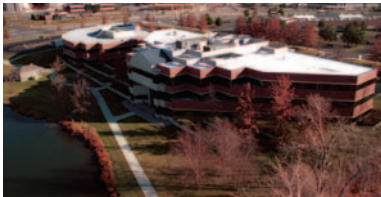
SOLD
[3] Industrial Buildings - 170,000 SF

SELWAY APARTMENTS



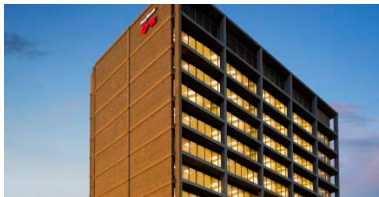
SOLD
171 Unit Apartment Complex

LAEPOINTE CENTRE I



SOLD
64,000 SF Office Building

KEY FINANCIAL CENTER



SOLD
100,000 SF Office Building

THE LANDING AT LAKEHARBOR



SOLD
300 Unit Apartment Complex

FAIRVIEW MILWAUKEE PLAZA



SOLD
68,997 SF Retail Center

MAPLE TREE PLAZA



SOLD
20,348 SF Retail Center

LAKE HAZEL VILLAGE



SOLD
71,3200 SF Neighborhood Center

MORRISON PARK APARTMENTS



SOLD
280 Unit Apartment Complex

TETON APTS - IDAHO FALLS



SOLD
157 Unit Apartment Complex

UNIVERSITY PLAZA



SOLD
90,000 SF Office Building

SOUTH COLE INDUSTRIAL CENTER



SOLD
76,480 SF Industrial Campus

MICHAEL T. KELLER REFERENCES

Davis Investments

Mr. Everett Davis
208.726.5260

Griffin Trust

Mr. Z. Wayne Griffin
208.788.5959

Boise Capital Partners

Mr. Tim Harris, Managing Member
208.788.7552

SFP Investments

Mr. Jeffry L. Stoddard, Manager
949.582.4001

Brighton Corporation

Mr. David Turnbull, Principal
208.378.4000

VanAuker Properties

Mr. Ron VanAuker
208.887.7994

LS Capital Group

Mr. Tim Siegel
818.461.9378

Capstone Commercial Properties

Mr. Rick Nelson
949.721.6984

KGF Holdings

Mr. Kevin Fortun
425.827.1977

W.H. Moore Company

Mr. Winston Moore, President
208.323.1919

Western Realty Advisors

Mr. Bill Hodges
208.371.7945

JL Smith Company

Mr. Mark Smith
509.853.12001

Idaho Independent Bank

Mr. Bill Miller
208.343.5565

Northwest Bank

Mr. Rob Perez
208.332.0701

S-Sixteen Limited Partnership

Mr. Michael Simplot
208.321.0357

Fowler Properties

Mr. Greg Fowler, Principal
415.925.3100

THORNTON

OLIVER

KELLER

COMMERCIAL REAL ESTATE

Experience Results.

MICHAEL T. KELLER SATISFIED CLIENTS

[Comments from Everett Davis, Davis Investments:](#)

"In review of all aspects of my Idaho investment properties, leasing, property management, marketing, etc. all services were exceptional and of the highest professional standards."

[Comments from Ken Franklin, Swope Investment Properties:](#)

"Mike was a real joy to work with in closing his commercial transactions. He was always professional and knowledgeable. I would sincerely recommend Mike to handle your real estate needs."

Experience Results.

MICHAEL T. KELLER RECOMMENDATIONS

S-Sixteen

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Telephone (208) 726-5260

Davis Investments

12-29-05

Thornton Oliver Keller
250 South Fifth Street
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Boise, Id. 83705

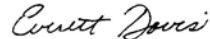
To Whom It May Concern:

I would like to thank all members of Thornton Oliver Keller for outstanding service and first-rate quality results.

In review of all aspects of my Idaho investment properties, leasing, property management, marketing etc. all services were exceptional and of the highest professional standards.

In particular I would like to thank all individuals in leasing and sales for their outstanding efforts in handling my investment requirements for 2005.

Respectfully



Everett Davis

January 12, 2006

To Future Client of Thornton Oliver Keller:

I am writing this letter of recommendation for Thornton Oliver Keller (TOK). S-Sixteen started dealing with TOK about eight years ago and have been with them ever since.

The relationship with TOK has been a good one for S-Sixteen. They have helped us evaluate the numerous bare parcels of land we held in Southeast Boise and downtown. By working with them they provided us with information on prices for comparative land sales, they also gave us a two tiered suggestion on how we could sell our land. They gave us a market price, or a quick disposition price, so we could decide what best fit our needs. This helped our board decide what course of action we wanted to follow. Throughout the years they have been good about following up on the sales we have made, as well as helping us keep our prices in line with market, as the market has moved up lately.

I have not mentioned by name all the people I have worked with at TOK because I am afraid I will forget someone, but I will say I have not worked with anyone at TOK that I have not enjoyed working with. They have always shown the utmost professionalism in everything they have done for S-Sixteen.

Should you choose to do business with TOK, I do not think you will ever feel you made a mistake in your choice. If you would like to contact me with any questions, please give me a call at 208-321-0357.

Thank you for your time and consideration of Thornton Oliver Keller.

Sincerely,



Michael L. Simplot
President