

[Auditor Letterhead]

[Date]

To the Board of Directors

[REIT Name]

[Address]

and

[Lead Underwriter Name]

As Representative of the several Underwriters

[Address]

Dear Sirs/Madams:

We have audited the consolidated balance sheets of [REIT Name] (the "Company") as of [Date] and [Date], and the related consolidated statements of operations, stockholders' equity, and cash flows for each of the three years in the period ended [Date], and the related notes and financial statement schedules, all included in the Registration Statement (No. 333-XXXXX) on Form S-11 filed by the Company under the Securities Act of 1933 (the "Act"); our reports with respect thereto are also included in that Registration Statement.

In connection with the Registration Statement:

1. We are independent certified public accountants with respect to the Company within the meaning of the Act and the applicable rules and regulations thereunder adopted by the SEC and the Public Company Accounting Oversight Board (PCAOB).
2. In our opinion, the consolidated financial statements and financial statement schedules audited by us and included in the Registration Statement comply as to form in all material respects with the applicable accounting requirements of the Act and the related rules and regulations adopted by the SEC.
3. We have performed the procedures agreed upon with you and enumerated below with respect to certain financial and statistical data included in the Registration Statement. These procedures, which do not constitute an audit, were performed solely to assist you in evaluating the following information:
 - We compared the amounts of "Pro Forma Funds From Operations (FFO)" and "Adjusted Funds From Operations (AFFO)" for the period ended [Date] to the Company's internal schedules and found them to be in agreement.
 - We recalculated the "Weighted Average Occupancy" and "Annualized Base Rent" for the properties listed in the "Properties" section and compared the underlying data to the Company's rent rolls.

- We compared the property-level financial data, including Net Operating Income (NOI), to the underlying accounting records and general ledgers.

4. Nothing came to our attention as a result of the foregoing procedures that caused us to believe that the amounts or percentages described above should be adjusted or are materially inconsistent with the financial statements or accounting records of the Company.

5. This letter is solely for the information of the addressees and to assist the underwriters in conducting and documenting their investigation of the affairs of the Company in connection with the offering of the securities covered by the Registration Statement, and it is not to be used, circulated, quoted, or otherwise referred to for any other purpose.

Very truly yours,

[Auditor Signature/Firm Name]