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## Belfort Assets

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Ashley Pryce  
PO Box N-7518, Nassau, Bahamas


Ms. Pryce,

I am pleased to write this recommendation letter for Sam Ellis and Dallas Design Build. We have collaborated on multiple projects with varying degrees of difficulty. His construction knowledge is extensive, and he can find solutions to maximize the value of an asset cost-effectively. The projects have included retail, medical, industrial, warehouse, and office.

In one particular project, we purchased 19 existing multi-use buildings in Southlake, Texas, that had not been properly maintained. He identified many issues and managed the construction updates while the buildings were occupied. He also developed a design to modernize the facades, dramatically increasing the portfolio's value.

On a personal note, I have witnessed Sam's honesty and charitable nature. I have supported his Bucket Ministry, which provides fresh water to the needy in Africa. During one of our first projects fifteen years ago, he donated his Kidney but was still on time and budget.

Please call me if you have any questions.

  
Stephen Swann  
9-18-23



2 Summit Park Drive • Ste 540 • Cleveland, OH 44131  
TEL: 440-484-2200 • FAX: 440-484-2210

DATE: 9/15/23

Sam Ellis  
Dallas Design Build  
1411 Rancho Vista Drive  
McKinney, TX 75072

**RE: Letter of Recommendation**

To Whom It May Concern:

Crescendo Commercial Realty and its partners have worked with Sam Ellis/Dallas Design Build for well over 7 years throughout the Dallas, Fort Worth Metroplex.

Sam has consistently provided high quality Design, Consulting and Construction services over the years.


The firm is one of integrity, able to meet strict deadlines. We're very appreciative of his ability to guide and counsel us through a myriad of construction related matters, code compliance and variance applications as they arise.

Sam is a fine steward of company finances and pays all subcontractors and invoices on time and in full.

Please accept this letter as a high recommendation of Sam Ellis/Dallas Design Build.

Best Regards,

CRESCENDO COMMERCIAL REALTY, LLC

By:   
Name: Fred Purvis  
Title: Regional Property Manager

Cc: Vendor File  
Crescendo Commercial Realty, LLC

## LETTER OF RECOMMENDATION

Re: Sam Ellis, Dallas Design Build

Date: September 20, 2023

To Whom it May Concern:

Greetings,

It is my distinct and sincere pleasure to highly recommend Sam Ellis to any person or company that is in need of a professional and competent builder, designer, and / or contractor. I have known Sam for over 8 years. Since 2015, Sam has been the main contractor for many of my projects within my toy and hobby retail organization here in Dallas/Ft Worth area. His work ethic, character, honesty and commitment are all predominant traits within his personality. Furthermore he has always focused on devotion to details, budget and time constraints as well dealing with multiple permitting departments, fire inspectors, and other city bureaucrats.

Here are some of the recent projects that Sam has assisted us with:

- 2015-2016 - \$500,000 Remodel of 8000+ Square Foot retail location in Dallas Texas. Custom flooring, custom doors, and custom shipping/receiving area. Included building a second floor mezzanine complete with elevator and elevated concrete sub-floor.
- 2022 - \$700,000 Remodel of 10,000 Square Foot retail location in Arlington Texas. Custom flooring, custom doors, and custom shipping/receiving area. Included building a second floor office, gameroom and employee breakroom. Also included building a two story rack-storage and inventory receiving area.
- 2023 - \$300,000 Remodel of 5000 Square foot retail location in Lewisville Texas. Custom flooring, custom doors, and custom shipping/receiving area. Included a complete new storefront and front door area.

I strongly recommend Sam Ellis as a builder, contractor and/or designer in any capacity for whatever project you may need to undertake. If needed, please call me anytime directly at 214-693-7915 to discuss in more detail or answer any questions.

Sincerely,

Ted Sparrow  
President, Veritex Sales Corporation  
Hobbytown - Dallas  
Hobbytown - Hurst  
Hobbytown - Lewisville  
Hobbytown - Rockwall  
Wild Bill's Hobbytown - Arlington  
Wild Bill's Properties - Irving  
Leibold Sparrow Ventures, LLC - Flower Mound