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3/23/2026

I am writing to highly recommend Israel Kushnir Gain Realty Property management based on our direct experience working together at

Our commercial building address 1912 Hollywood Blvd 33020

During the course of our 5 years relationship, Israel Kushnir has demonstrated a high level of professionalism, reliability, and effectiveness in managing complex property-related matters. In particular, he has provided valuable support in areas such as:

- Resolving problems of tenant's delinquent rent and non-compliance behavior.
- Over seeing property repairs at very reasonable cost.

One of the most notable contributions was:

- Assisting in receiving a grant from Broward County Housing department recovering for us 3 years' worth of non-paid rent which this situation stopped immediately when Israel Kushnir took over management of the property.

Israel Kushnir consistently communicates clearly, follows through on commitments, and handles sensitive situations with discretion and professionalism. This has been especially important in dealing with tenants, legal processes, and operational challenges that require both firmness and tact.

From our experience, Israel Kushnir is not only knowledgeable in property management matters but also proactive in identifying

issues before they escalate and offering practical, results-driven solutions.

We would not hesitate to recommend Israel Kushnir to other condominium associations, property managers, and real estate owners seeking dependable and effective support.

Please feel free to contact us for further information.

Sincerely,

Manny Battat

Menashe Battat
Managing Member