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ADAMS AND COMPANY REAL ESTATE, INC.

Real Estate Investments

1965 TOWER PLACE, ATLANTA, GEORGIA 30026

December 11, 1984

404-237-7076

Mr. James A. Baker III
Chief of Staff and Assistant to the President
The White House
1600 Pennsylvania Avenue, NW
Washington, D.C. 20500

re: Treasury Department Tax Reform Proposals

Dear Mr. Baker:

I am writing to urge you to take a strong position against the tax reform proposals recently issued by the U.S. Department of Treasury. The uncertainty of future legislation is causing havoc in the investment community. This uncertainty is likely to result in an acceleration of the recessionary pressures already building in the present economic climate.

The proposal may appear to somewhat lower the Federal tax for low to moderate income households. However, it completely eliminates the parts of the existing tax code that provide decent and affordable housing for low to moderate income households. In today's marketplace, fully 35 to 40% of the total rental housing capital investment is equity which is compensated solely through tax deferral and conversion, with no current cash yield. Current rents will only support a market competitive cash yield for 60 to 65% of the construction cost (typical mortgage financing). If the pass through tax benefits are eliminated, as under the Treasury proposal, new rental construction will stop and rents on existing rental housing will quickly move to much higher levels as a result of the tight market. In essence, the Treasury proposal is a government mandated rent increase.

I believe that if enacted as proposed, certain provisions contained in the Treasury proposal would create disincentives for capital formation, thus greatly damaging the economy of the United States. This in turn will cripple the construction and development industries resulting in the loss of millions of jobs, and ultimately creating a severe housing shortage and higher rents for millions of tenants across the United States. The proposal is economically damaging and ineffectual and conflicts with the underlying philosophy of the Reagan administration. I therefore urge you to publicly oppose the recent Treasury proposal.

Sincerely,


John R. Perlman, GPM

JRP/dca

Donegan Realty Co., Inc.

Real Estate Brokerage
Investment and Management

P.O. Box 723848 • Atlanta, Georgia 30339 • (404) 435-6165

December 26, 1984

James A Baker III
Chief of Staff and Assistant to the President
The White House
1600 Pennsylvania Avenue, NW
Washington, D C 20500

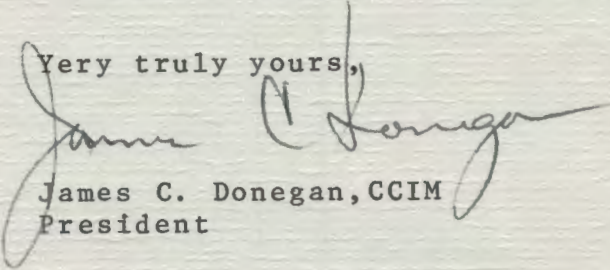
RE: Treasury Department Tax Reform Proposals

Dear Mr. Baker:

I urge you to immediately take a strong position against the tax reform proposals recently issued by the U.S. Department of Treasury. The uncertainty of future legislation is causing havoc in the investment community. This uncertainty is likely to result in an acceleration of the recessionary pressures already building in the present economic climate.

I believe that if enacted, certain provisions contained in the Treasury proposal would create a disincentive for capital formation, thus greatly damaging the economy of the United States. This in turn will cripple the construction and development industries resulting in the loss of millions of jobs, and ultimately creating a severe housing shortage and higher rents for millions of tenants across the United States. The proposal is economically damaging and ineffectual and conflicts with the underlying philosophy of the Reagan administration and re-election. I, therefore, urge you, in the strongest terms, to publically oppose the recent Treasury proposal.

Very truly yours,



James C. Donegan, CCIM
President

FIRST EQUITIES INVESTMENTS, INC.

6201 Powers Ferry Road, Suite 500, Atlanta, Georgia 30339



December 18, 1984

Senator Sam Nunn
The United States Senate
Washington, D.C. 20510

Re: Treasury Department Tax Reform Proposals

Dear Senator Nunn:

I urge you to immediately take a strong position against the tax reform proposals recently issued by the U.S. Department of Treasury. The uncertainty of future legislation is causing havoc in the investment community. This uncertainty is likely to result in an acceleration of the recessionary pressures already building in the present economic climate.

This proposal may appear to somewhat lower the Federal tax for low to moderate income households. However, it completely ignores the intent embodied in the existing tax code to help provide decent and affordable housing for low to moderate income households. In today's marketplace, fully 35 to 40% of the total rental housing capital investment is equity which is compensated solely through tax deferral and conversion with no current yield. Current rent will only support a market competitive cash yield for 60 to 65% of the construction cost (typical mortgage financing). If the pass through tax benefits are illuminated under the Treasury proposal, new rental construction will stop and rents on existing rental housing will quickly adjust to a 50% increase, thereby costing the average American renter about \$2,000 per year. In essence, Treasury proposal is a government mandated rent increase.

I believe that if enacted, certain provisions contained in the Treasury proposal would create a disincentive for capital formation, thus greatly damaging the economy of the United States. This in turn will cripple the construction and development industries resulting in the loss of millions of jobs, and ultimately creating a severe housing shortage and higher rents for millions of tenants across the United States. The proposal is economically damaging and ineffectual and conflicts with the underlying philosophy of the Reagan administration and re-election. I, therefore, urge you, in the strongest terms, to publicly oppose the recent Treasury proposal.

Very truly yours,

D. Gary Hill
President

DGH:wfw

FIRST EQUITIES INVESTMENTS, INC.



6201 Powers Ferry Road, Suite 500, Atlanta, Georgia 30339

December 18, 1984

Senator Mack Mattingly
The United States Senate
Washington, D.S. 20510

Re: Treasury Department Tax Reform Proposals

Dear Senator Mattingly:

I urge you to immediately take a strong position against the tax reform proposals recently issued by the U.S. Department of Treasury. The uncertainty of future legislation is causing havoc in the investment community. This uncertainty is likely to result in an acceleration of the recessionary pressures already building in the present economic climate.

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Very truly yours,

D. Gary Hill
President

DGH:wfw

FIRST EQUITIES INVESTMENTS, INC.



6201 Powers Ferry Road, Suite 500, Atlanta, Georgia 30339

December 18, 1984

Congressman Buddy Darden
The House of Representatives
Washington, D.C. 20510

Re: Treasury Department Tax Reform Proposals

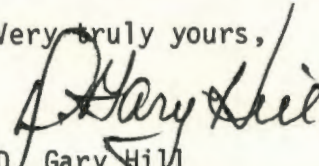
Dear Congressman Darden:

I urge you to immediately take a strong position against the tax reform proposals recently issued by the U.S. Department of Treasury. The uncertainty of future legislation is causing havoc in the investment community. This uncertainty is likely to result in an acceleration of the recessionary pressures already building in the present economic climate.

This proposal may appear to somewhat lower the Federal tax for low to moderate income households. However, it completely ignores the intent embodied in the existing tax code to help provide decent and affordable housing for low to moderate income households. In today's marketplace, fully 35 to 40% of the total rental housing capital investment is equity which is compensated solely through tax deferral and conversion with no current yield. Current rent will only support a market competitive cash yield for 60 to 65% of the construction cost (typical mortgage financing). If the pass through tax benefits are illuminated under the Treasury proposal, new rental construction will stop and rents on existing rental housing will quickly adjust to a 50% increase, thereby costing the average American renter about \$2,000 per year. In essence, Treasury proposal is a government mandated rent increase.

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Very truly yours,


D. Gary Hill
President

DGH:wfw

FIRST EQUITIES INVESTMENTS, INC.



8201 Powers Ferry Road, Suite 500, Atlanta, Georgia 30339

December 18, 1984

Congressman Pat Swindall
The House of Representatives
Washington, D.C. 20510

Re: Treasury Department Tax Reform Proposals

Dear Congressman Swindall:

I urge you to immediately take a strong position against the tax reform proposals recently issued by the U.S. Department of Treasury. The uncertainty of future legislation is causing havoc in the investment community. This uncertainty is likely to result in an acceleration of the recessionary pressures already building in the present economic climate.

This proposal may appear to somewhat lower the Federal tax for low to moderate income households. However, it completely ignores the intent embodied in the existing tax code to help provide decent and affordable housing for low to moderate income households. In today's marketplace, fully 35 to 40% of the total rental housing capital investment is equity which is compensated solely through tax deferral and conversion with no current yield. Current rent will only support a market competitive cash yield for 60 to 65% of the construction cost (typical mortgage financing). If the pass through tax benefits are illuminated under the Treasury proposal, new rental construction will stop and rents on existing rental housing will quickly adjust to a 50% increase, thereby costing the average American renter about \$2,000 per year. In essence, Treasury proposal is a government mandated rent increase.

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Very truly yours,

D. Gary Hill
President

DGH:wfw

Graham & Company

Real Estate Appraisers and Consultants

December 20, 1984

Mr. James A. Baker III
Chief of Staff and Assistant to the President
The White House
1600 Pennsylvania Avenue, N.W.
Washington, D.C. 20500

Re: Treasury Department Tax Reform Proposals

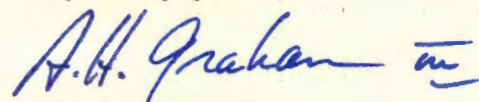
Dear Mr. James A. Baker:

I urge you to immediately take a strong position against the tax reform proposals recently issued by the U.S. Department of Treasury. The uncertainty of future legislation is causing havoc in the investment community. This uncertainty is likely to result in an acceleration of the recessionary pressures already building in the present economic climate.

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Very truly yours,



A.H. Graham III, M.A.I.

ATTORNEYS AT LAW
HENKEL, HACKETT, EDGE & FLEMING

A PROFESSIONAL CORPORATION

1900 PEACHTREE CENTER TOWER

230 PEACHTREE STREET, N. W.

ATLANTA, GEORGIA 30303-1523

(404) 577-1900

TELECOPIER (404) 584-9793

December 28, 1984

The President
The White House
1600 Pennsylvania Avenue, N.W.
Washington, D.C. 20500

Dear Mr. President:

I previously served at Treasury as Chief Counsel for the Internal Revenue Service in a Republican Administration (1971-3), and am generally familiar with the formulation of tax policy and the practical problem of collecting the revenue. On reflection, I am shocked at the Treasury tax proposals as any solution to the tax complexity problem. Everyone is in favor of "tax simplification" like we are all in favor of motherhood, the flag and the Fourth of July. However, what has been proposed is not only ill timed, but naive.

First - the proposals, rather than producing simplification would make the tax laws infinitely more complex for the American taxpayer. The phase-in and indexing proposals alone are a nightmare.

Second - real tax simplification can be achieved for the American taxpayer without a wholesale restructuring of our tax system. For example, reference should be had to the simplification proposals made by then Secretary of the Treasury George P. Shultz and myself to the House Ways and Means Committee in April 1973. While now out of date, the 1973 "1040-S" proposal was an example of how simplification could presently be approached.

Third - individual and corporate America need a rest from proposed and enacted tax law changes. We have had change after change throughout the last four or five years and everyone is confused and apprehensive about planning for the future.

The President
Page Two
December 28, 1984

Fourth - the Treasury proposals, if enacted, without question will result in substantially higher taxes for the average or middle American. They pay most of the taxes collected. Once deductions are eliminated, it would be a simple matter for Congress to edge up tax rates in the future. Without deductions, up go taxes paid by "Mr. Average Guy" even with lower brackets.

Fifth - the Treasury proposals have unsettled all of us at a time when business was beginning to recover and people were going back to work. Heavy industry is in a state of shock. Construction and homebuilding have been hurt. Investors are holding back and capital is difficult to raise. The churches and charities are concerned about the future. In short, all Americans are confused and upset.

Sixth - I respectfully suggest that the Administration immediately reject the Treasury proposal as unworkable. At the same time, it should seek the advice of practical tax experts to devise a plan for real tax simplification that is workable and that will benefit the average family. Perhaps a blue ribbon Commission should be appointed to advise the White House. Advice should be sought from knowledgeable tax professionals and the matter should be taken out of the hands of the impractical theoreticians at Treasury.

The Treasury proposal both as to timing and content was a grave mistake. By prompt and decisive action, the White House can remedy the situation before it is too late.

Yours very truly,



Lee H. Henkel, Jr.

LHHJR/jr

cc: The Honorable Edwin Meese, III
The Honorable James A. Baker, III
The Honorable Donald T. Regan

December 11, 1984

Mr. James A. Baker III
Chief of Staff and Assistant to the President
The White House
1600 Pennsylvania Avenue, N.W.
Washington, D.C. 20500

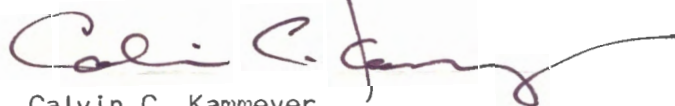
Re: Treasury Department Tax Reform

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Very respectfully,

A handwritten signature in dark ink, appearing to read "Calvin C. Kammeyer", with a long, sweeping flourish extending to the right.

Calvin C. Kammeyer



THE COLONIAL COMPANIES

2450 SOUTH COBB DRIVE • SMYRNA, GEORGIA 30080

TEL. (404) 436-1500 NATIONAL TOLL FREE (800) 241-3268

December 27, 1984

Mr. James A. Baker III
Chief of Staff
1600 Pennsylvania Avenue, N. W.
Washington, D. C. 20500

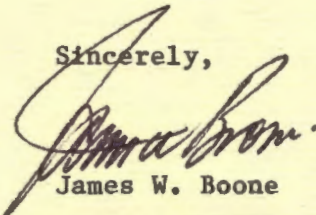
Re: Treasury Department Tax Reform Proposals

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Sincerely,



James W. Boone

JWB/jb

December 28, 1984

Mr. James A. Baker III
Chief of Staff and Assistant to the President
The White House
1600 Pennsylvania Avenue, N.W.
Washington, D.C. 20500

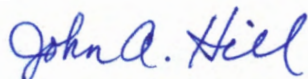
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Sincerely,



John A. Hill