



June 2, 2026

Re: 1412 Rockspray Dr.

Dear Mr. Doss,

As owner of Sky High Cabins, LLC., a full service management company for short term rentals in Big Bear Lake and surrounding areas, I appreciate your requesting my expertise in regard to the above referenced property and ROI for said property as an income generating short term rental.

I believe that the ROI on this property could be \$75,000-85,000 annually with a spa and some outdoor games. This includes cleaning costs, not inclusive of management fees of 25%, maintenance, and snow plow costs.

Please feel free to reach out to me regarding any additional questions.

Sincerely,

Leanne Flashberg, Founder/ CEO/Owner Sky High Cabins, LLC

41933 Big Bear Blvd.

Big Bear Lake, CA

92315

(626-536-7821) cell