



April 24, 2025

*Ken Simonds, Realtor
Big Bear Lake, CA 92315*

Re: 43653 Colusa, Big Bear Lake, CA 92315

Dear Mr. Simonds,

I hope this message finds you well. As the owner of Sky-High Cabins, LLC, a full-service management company specializing in short-term rentals in Big Bear Lake and the surrounding areas, I greatly appreciate your reaching out for my expertise regarding the potential ROI for the above-referenced property as an income-generating short-term rental.

Based on my experience, I estimate the ROI for this property could be approximately \$165,000 annually. This estimate accounts for cleaning costs, though it does not include management fees (which are 25%), maintenance, or snow plowing expenses.

Please feel free to contact me with any additional questions or if you would like to discuss this further.

*Sincerely,
Leanne Flashberg CEO-Owner
(626) 536-7821*

*Brandon Shafer
Operations Manager Sky-High Cabins, LLC
41933 Big Bear Blvd.
Big Bear Lake, CA 92315
(714) 625-2592 (cell)*