



May 13, 2024

Karen Lavrouhin, Realtor
Keller Williams Big Bear, Lake Arrowhead
Big Bear Lake, CA 92315

Re: 39177 Robin Rd., Big Bear Lake, CA 92315

Dear Ms. Lavrouhin,

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 anywhere between \$55,000-69,000 annually with a spa and \$48,000 without a spa. The management fee is 20% for 2024 and will increase to 23% in 2025. This does not include maintenance or 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