



8th December, 2023

Ken Simonds, Realtor
Keller-Williams - Big Bear Lake/Lake Arrowhead
42149 Big Bear Blvd,
Big Bear Lake, CA 92315

Re: 42958 Moonridge Rd., Big Bear Lake, CA 92315

Dear Mr. Simonds,

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. Projections of income ranges are professional opinion based on my years of managing short term rentals in Big Bear Lake and surrounding areas and not a guarantee of actual income.

With some home improvements, including repainting some of the rooms to neutral colors and adding a spa. I believe that the ROI on this property could be anywhere between \$60,000 - \$85,000 annually.

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

Sincerely,

DocuSigned by:
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