

From: Pine Smith
To: [SHS Exhibits](#)
Subject: HB 2004 - opposed
Date: Thursday, May 04, 2017 11:04:42 AM

Hello,

I am writing in opposition to HB 2004. My husband and I have recently purchase 6 rental properties in Eugene. We plan on purchasing more as resources become available. The properties we purchased were in disrepair, and we have been able to clean them up and intend to keep them in perfect repair, providing clean, safe and attractive housing for our tenants. We are able to achieve this goal because the Eugene real estate market combined with the rental market allows us to make a small profit on our investments.

We are not rich, we are solidly middle class... hoping to pay for our kids college educations, and retire comfortably in Oregon. We cannot afford to take a loss in our investment properties.

HB 2004 will make it much harder for us to operate our small rental business in a way that protects the value of the property and our investments. As landlords, we need to retain the ability to evict tenants that do not contribute to our goals of clean, well repaired, and safe housing.

Please consider the consequences to small investors like us when making a decision on this bill.

Thank you,

Pine Smith
949-275-3194

Sent from my iPhone