

From: Mike S
To: [SHS Exhibits](#)
Subject: Oppose Bill HB2004-A
Date: Thursday, May 04, 2017 11:12:38 AM

Hi,

I'm a small real estate investor and provide clean, safe, and well maintained housing for Oregonians. I do so at as low of a rent value that I can, that insures BOTH the renter and me (the investor) can use the property for the long-term.

HB2004 could limit my ability to manage my properties in the long-term. If this bill results in making my properties not viable over the long-term I will be forced to rethink my investment strategy. Most likely that means converting them to condos and selling them off, which would result in a reduction in affordable rental housing.

Please vote AGAINST HB2004-A. Thank you for you time and consideration.

Sincerely,
Mike Sokol