

Submitter: Daniel Gandee

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB611

Dear Legislators,

I own and operate an investment portfolio of duplexes, single family homes, mobile home parks, and multifamily assets that will be severely impacted by this measure. I have been more than fair with rents over the past decade and now this new SB611 measure is just another stab at our business that may be the last straw.

Due to rising inflation, material costs, contractor pricing, and property management fees, owning rentals in Oregon has been less than favorable when it comes to our bottom line.

If I showed you my P&L and Schedule E tax statements you would realize that affordable housing providers ARE NOT making huge profits, but instead real estate investment trusts, big real estate developers (new construction), and massive portfolio investors are the ones who are profiting large.

Your measures WILL NOT protect renters from rent control issues and help affordability in any regards, but instead lead to investors like myself selling our properties to the mentioned above operators or owner occupiers, which will transfer our profits to other states that are landlord-friendly. This will reduce inventory of rental units and cause higher demand in prices.

If you want to fix the affordable housing problem then you must start with WAGES & COMPANY COMPENSATION which we have seen has not kept up with inflation or the Oregon cost of living WHATSOEVER! No body can live off of their current pay, which in turn makes landlords suffer with rent control? It's not our fault people don't have high paying jobs or didn't invest in the education, skills, or necessary work to become a higher wage earner.

You're instead punishing the housing providers and their free market abilities so that you can save a tenant a few hundred dollars all while their employer profits millions and sends those profits to WALL STREET! WAKE UP!

Let the economy dictate the market and stop letting your non-profit constituents that donate millions of dollars to your election campaigns dictate the housing situation in Oregon.

The choice is now to understand the impact you will cause. Less investors = less

money spent in your restaurants, tax dollars, development, and local businesses.

Read the BiggerPocket articles on Oregon and how your actions are stifling growth from an investment standpoint. No companies want to relocate here. No investors want to develop here unless it's Portland. This state has a big X on it when it comes to investing. THAT IS BAD FOR BUSINESS and the future of rural development!

You will also impact real estate agent commissions because investors will be more reluctant to sell considering they have to pay relocation fees. This not only effects agents, but mortgage lenders, contractors, cleaning companies, stagers, property management firms and title companies.

Less money to the investor also means less money for projects like roofing, siding, and repairs that need to be addressed. Curb appeal will fall and real estate prices will follow.

If this measure passes, I will sell every rental property I own and move this money to another state - PERIOD.

Thank you and I appreciate your consideration of my opinion.

Daniel Gandee & Ed Zulyevic

Owners | Sharkz Holdings, LLC - Sharkz Ventures, LLC - Land Sharkz, LLC