

## Rosenberg Corey

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**From:** Julie-Anne Coon <julianne@saucoproperties.com>  
**Sent:** Thursday, May 04, 2017 1:39 PM  
**To:** SHS Exhibits  
**Subject:** HB 2004

Hi there,

I am writing in regards to the proposed House Bill 2004. I own SauCo Properties, LLC, and we manage over 200 single family rental homes. I represent many clients to whom this would be catastrophic. The vast majority of my clients are still small one-two rental property owners. They have survived the real estate crash and are just now seeing the light at the end of their very long tunnel. This proposal would eliminate the ability for them to sell the property without great financial burden, many of whom simply cannot afford the relocation costs they would have to give to a tenant to remove them.

Allowing each City to create their own set of rules, would also make our job next to impossible, with a different set of forms and procedures required for each client.

As you know, costs for owning real estate have continued to rise, but restricting the ability for a landlord to remove a problem tenant, move back into the home themselves, or raise the rent to match their costs, will greatly discourage people from becoming landlords at all. This will cause the number of rental units in the area to dwindle, **furthering the issue at hand**. The balance of power should be with the owner of the property. They do, after all, own the property.

Thank you for taking the time to read my two cents, and I wish you the very best.

Kind Regards,

*Julie-Anne Coon*

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