

Hello,

My name is Nick Nelson. My wife and I have invested in rental properties in Springfield, OR. We did not come from money and worked hard saving money. We did not go on vacations, did not buy fancy cars, go out to dinner and the list goes on. Our country and state tax us on our earned income, rental income, property taxes, and then were expected to save for retirement. These rentals we own are considerable below market rent. We rent to our family, friends and even when we don't know the tenant we become friends. We made a commitment to only own properties that we ourselves would live and maintain it at a standard that is comparable to our home. We live in a simple home that is far below our income level. We give our renters a christmas gift each year. Oregon has this obsession to help everyone that in my opinion is not contributing a 10th of what we do to our community. I serve on over 5 boards, volunteer our time, and donate. I am not some greedy evil landlord. I am simply a person trying to hedge the joke of what our country/state offer as avenue of retirement. I could simply follow what they want me to invest in, but you want to talk about evil look at the stock market. I have said this once and will say it again you will start to lose the best people by continuing to strangle hold how I protect my investment. Do the right thing and think about the people paying more into the system then bulk. I have not problem doing my fair share, but if you continue to make laws that make you feel good versus being objective you will in the end hurt the people you claim your looking out for in this state. Rents will just simply go up and it will hurt the renters.

Thanks,