

Improvements made in the year 2024

In 2024, I made numerous improvements to enhance the property and its units. One of the



standout features is Sasquatch's Tiny Treehouse on the Creek, which is truly unique in the Portland metropolitan area. I received special permission from the county to create this dwelling, making it one-of-a-kind. The general rule is that nothing is allowed to be built within 50 feet of the creek; however, I was given permission to build it just 10 feet away, putting you right on top of the power and the peace of the flowing water. Truly a unique experience.

In 2024, I also added a cement walkway from the unit to the restroom, replacing the gravel path for better convenience. I also installed a metal roof with a rain-capturing system, allowing the property to run completely off-grid if necessary. The system captures rainwater and generates electricity from solar panels and the creek while still being connected to the city grid and water. Additionally, I reinforced the structural foundation, making it highly resilient to earthquakes and inclement weather. The improvements took over two months, which of course took it out of the Vacation Rental business for that period of time.

I also dramatically upgraded Bigfoot's Glamping Treehouse from a simple tent to a charming treehouse on a deck about 15 feet off the ground, offering amazing views and a relaxing vibe. Since its brand new and just beginning to gain traction, we expect it to become a highly popular and profitable unit in the coming years, potentially bringing in around \$40,000 annually as we gather great reviews and visibility.



In addition, I built a meditative labyrinth surrounded by flowers and bamboo, and improved the 100-foot suspension bridge leading to the labyrinth and the treehouse. I also constructed a new ramp to Yeti's Treehouse, adding stability and convenience for guests.



The main house saw significant upgrades too, including a fully remodeled bathroom, a new kitchen floor, and a new laundry room in the upstairs unit. I also installed a French drain around the entire house, ensuring excellent drainage and maintenance. These improvements also took a little over two months, during which time the unit was, of course, off the Vacation Rental business.



So, in 2024, both the main house (Elves) and Sasquatch's Tiny Tree House were offline for over two months each, which conservatively would have been \$15,000.

Big Foot's Glamping Tree House was offline for most of 2024, which, conservatively, would have brought an additional \$30,000.

As you may also already be aware, we purchased the home and property on Katherine Lane in November of 2020. We did a complete remodel and landscaping overhaul, which took over a year. The place is basically new. Also, of historical interest, the original builder owned a wood mill company and used only the very best wood to build the house, which was featured in Good Housekeeping magazine.



With all these improvements, the property is in top-notch condition and offers an exceptional experience. The lower unit of the main house currently houses my property manager, Peter, as part of his compensation. While it would need a remodel to be marketed as a separate unit, it has the potential to generate a significant income in the future.