



February 16, 2026

Re: 43151 Sheephorn Rd.

Dear Narges,

As owner of Sky High Cabins, LLC., a full service management company for short term rentals in Big Bear Lake and surrounding areas, I appreciate your requesting my expertise in regard to the above referenced property and ROI for said property as an income generating short term rental.

I believe that the ROI on 43151 Sheephorn Rd. could be \$45K, but \$55-65K with a spa and some design work / remodeling. This includes cleaning costs, not inclusive of management fees of 25%, maintenance, or snow plow costs.

Please feel free to reach out to me regarding any additional questions.

Sincerely,

Leanne Flashberg, Founder/ CEO/Owner Sky High Cabins, LLC

41933 Big Bear Blvd.

Big Bear Lake, CA

(626-536-7821) cell