

OREGON BEACH VACATIONS

www.oregonbeachvacations.com

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Carolyn Greenwood
DreamHarbor Properties, LLC
10550 SW Shearwater Place
Beaverton, OR 97007

Dear Carolyn:

Oregon Beach Vacations is pleased to assist you with information about the local Vacation Rental Market. Alsea Village is a positive addition to not only the Waldport area but also the entire Central Oregon Coast. We believe this development is one that will enhance our local community, those seeking to purchase a vacation home and the many visitors we accommodate at the Oregon Coast.

Restrictions imposed by several coastal cities limit the development of vacation rental properties along the Central Oregon Coast. With the many new regulations there are fewer homes available to purchase that make good financial sense when considering using it for vacation rental.

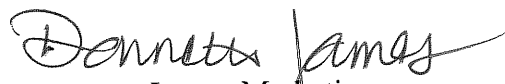
We have not seen these imposing regulations in Waldport and believe that the area will continue to welcome both homeowner and vacationing guest. Waldport is a popular destination with its easy access from the Mid-Willamette Valley, Southern Oregon and those traveling from California. With that said, you can only imagine our excitement over the development of Alsea Village!

Our experience and research indicates that the average home will book about 125 calendar nights per year, with the average home being a 3-bed/2 bath, accommodating 8-10 guests. Further, this average home has some ocean or bay views and is nearby beach access. Homes, which are very large, or homes which are oceanfront, tend to rent about 200 calendar nights per year.

While we cannot make any guarantee, once well exposed in the market, Alsea Village House Plans 8 and 12 should enjoy about 125 calendar nights per year, with the Bayfront homes seeing upwards to 175 nights. I would suggest the rental rates on these homes to be competitive in the local Waldport marketplace, with consideration given to the quality furnishings and amenities of the homes and planned community development. Early on, and based on current market, I would suggest the rates to be between \$125 - \$150 Low Season and \$195 - \$220 High Season.

I am pleased to meet with or talk to prospects that may have specific questions about the local vacation rental market or of our services. As always, Carolyn, I welcome your phone calls and look forward to learning how Oregon Beach Vacations may be of service to Alsea Village.

Best regards,
OREGON BEACH VACATIONS


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