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Oregon State Legislature  
900 Court Street NE – Rm 453  
Salem, OR 97301

**RE: SB 611**

To whom it may concern:

My name is Mark Illsley and I live in Phoenix, OR. I have been involved in many aspects of commercial real estate and rental housing for 43 years - currently selling mobile home and RV parks around the US and owning an economic housing property in Wood Village, OR.

Please vote **NO** on **SB 611**.

According to many resources including Doorloop.com – “**Oregon is considered one of the LEAST landlord-friendly states in the USA even before considering the aspects and ramifications of SB 611,**” creating a challenge for investors to develop new housing spaces.

Rent control is not working or meeting the goals of state and local legislators in Portland, Oregon, or most other communities around the State. SB611 will add to the cost of operating a rental property, add to the risk of owning and operating a rental property, and reduce the investor pool willing to provide capital for housing in Oregon - all factors that will exacerbate the issue that legislators want to cure.

Rent prices are set by return on investment (impacted by inflation and rent control); rising costs of insurance, maintenance, property tax burden, utilities, payroll, increasing income taxes and other costs; and higher cost of operating (bad tenant actions and activity), therefor restricting the ability to offset costs not under the control of an owner **always** has a negative impact.

Increasing the supply of living spaces at a reasonable cost and providing investment capital with a reasonable return and fair operating processes is critical to achieving the goals claimed to be important to the State. SB611 does not do any of these things and puts the sole expense and risk of providing housing on investors with less incentive to bring and keep capital in Oregon.

Best regards,

Mark Illsley, CCIM