

## Jamie Plume

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**From:** Dave <bauerdave11@comcast.net>  
**Sent:** Monday, May 11, 2026 10:36 PM  
**To:** Senate Finance  
**Subject:** OPPOSE S2549

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Good evening

I wanted to take a moment to oppose s2549. I don't know that the results of this bill will be as intended. I have flipped houses we have done this as a family and as a side hustle. We are not a large company. One of the properties was abandoned for multiple years, 2 were inherited from an elderly parent, one was an estate sale due to the owner going into a nursing home, and one was an auction. None of the first four would have qualified for a conventional loan due to the condition of the properties. Which means they were purchased with a hard money loan usually at 12% interest rates. No first time homebuyers would have been able to make these purchases. Out of those 4 properties I sold 2 to first time homebuyers one to someone moving from out of state due to job relocation and one to a couple looking to upgrade to a bigger property. None of those people would have purchased the property in its original condition. They had families and jobs and would not have taken on the burden and or would not have had a place to live during the rehab. And again would NOT have been able to get a loan to make the purchase. The last property due to it being an auction had to be a cash purchase but was fixed up and sold to a nice couple. They would not have bought it because it was sight unseen and was a big risk. I have looked at the numbers for these properties and if I was looking at them with this new bill I would only do one of them. Again we are a family and not a large company and if we were to step away from these houses none of the families who bought them would have bought them in the condition they were in so it would have to be a larger company that could take on the tax burden pushing us out of the project. By me doing these rehabs I did not cause the current high housing prices I took houses that were burdens to their neighbors and made them nice and supplied housing for 5 families again who would not have purchased the houses in their before conditions. The current housing situation is a demand vs supply issue taxing a rehabber does nothing to help this situation. I have children in there 20's and 30's and other than the one that does the flips with us the others would never by a house that wasn't move in ready. Nor would any of there friends. Would your children? Could they? I have not gotten rich because of flipping these properties but it has allowed me to take the profits and by multi families that needed rehabs fix them up and move in families. I currently house 12 families in multi family homes that I have kept. I hope you understand my point of view any questions please feel free to contact me.

Thank you for your consideration.

David Bauer

Sent from my iPhone