

LETTER OF EXPLANATION

To Whom it may concern:

One year ago, my mother purchased 2157 Alta Avenue, a large beautiful house in a state of disrepair. She lives in Colorado, and my wife and I have renovated it for her and turned it into a AirBnb. I am a PhD fellow at UofL and my wife is an artist. This AirBnb is to be an investment property for my mother, and extra income for me and my wife.

The house has 2 units: each one is a 2 bedroom, 1 bath apartment. We intend to rent out both units as short term rentals. We chose this option because it will help keep the home in better condition than if we had long term rentals. Also, it will serve as a place for us to host our family (all of whom live out of state) when they come to visit us and our new baby boy.

We believe this building's proximity to Cherokee park makes it a unique short-term rental different from the other short-term rentals in the area. Furthermore, we believe that our renovations to the interior and exterior of the property will improve the curb appeal of the building, increasing the home value of other properties in the area. Plus, hosting out of town guests will bring more business to Bardstown Road restaurants and shops. We have spoken with a few of the other residents in the neighborhood, all of whom were supportive of this property becoming a short-term rental.

Thank you,  
Manooch and Jeana Saeedi

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