

To Whom It May Concern,

I purchased the house on 1249 11th Street South in 2004 for \$65,000, and immediately invested over \$20,000 in repairs. This does not include the many hours of my own time in updating the house (I painted and made updates to every single room in the house). In 2005 I married, and my wife and I lived in the house until shortly after the arrival of our first son in 2010. We realized that we were quickly outgrowing the house. We put the house up for sale at a price of \$79,000, which would have realized a substantial loss (due to changes in the market). We were unable to sell the house at that price and simply could not afford to drop it any further. We moved out in 2010 and allowed a friend to live there for a year at a rate that allowed us to cover the mortgage payment. In 2011 we knew that the market was still not in our favor, so we decided to rent it and make a plan for taking good care of the house. Since that time we have remodeled the bathroom, had the roof completely re-done, and painted the entire exterior of the house. We had the house appraised shortly afterward and were told that the market value was \$80,000.

We simply cannot afford to sell the house until market conditions change. Although I was reluctant to become a landlord, I take the responsibility very seriously. I work very hard to screen my tenants and I respond immediately to any maintenance issues that arise. I care deeply about the house and the neighborhood, which is why I continue to invest my time and money to maintain it (last year we put up a new fence, and we are in the process of planning some updates to the kitchen).

For these reasons, I am respectfully requesting that the city waive the moratorium on registering it as a rental. If we were forced to sell it at current market rates, it would be devastating to my family.

Sincerely,

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