

September 2, 2019

Background

Three brothers (Donald Goodes, Jeff Goodes and Marcos Guz) inherited the family farm in 2017. It is located on NE-06-24-27-W in the RM of Riding Mountain West, Manitoba. This farm was homesteaded by our grandparents and has been in the family since that time, 1917.

Since our parents' passing we have worked to clean it up and get it in shape to rent. We all live far away, Don in Montréal, Jeff in Hamilton and Marcos in Mexico, but hope to keep the farm in the family. We come to visit periodically every year, especially in spring and summer, but the house remains empty otherwise.

It is our idea to use it as a short-term rental property. This will allow us to make some revenue to contribute to expenses and upkeep, as well as having the property inhabited during our absence.

Overlookers in Our Absence

While we are away we have family and friends looking after the property. My cousins, cattle farmers Pat and Barry Sawchuk, who live on the quarter kitty corner to ours, have keys to the house and come regularly to check and see if everything is well. We get reports from them when we talk over the year. We also have a neighbour across the road, at less than 400m, the Councillor of the rural municipality, Albert Holopina and, the office manager at the RM office Rhonda Rozwadowski, who also have keys and keep an eye on our place.

Airbnb Option

The short term rental option we wish to try will use the Airbnb system for bookings and payment. We are counting on skiers coming to the Asessippi Ski Hill and Resort 20 km away, and hunters as our main clients, as well as people coming to visit family in the area for holidays. We are hoping to get guests on most weekends in the fall and over the winter.

The big advantage of the Airbnb is that it allows us to screen our potential guests using their system of verification (guest need to provide a government approved identification) and by the system of guest reviews (after each booking the guest makes in the system, the host gives them a review). We will only rent to Airbnb members who have positive reviews.

Our neighbour, Rhonda Rozwadowski, will be the manager of the property in our absence. She has agreed to receive guests, and do the cleaning after their visits.

It is difficult to know how popular the rental will be, but our objective is to make \$2000 in the first year and have this up to \$5000 in coming years.

Airbnb provides \$1 million in liability insurance to all its members:

<https://www.airbnb.ca/host-protection-insurance>

Property Information

A. Location Information	
Address	NE-06-24-27-W
Mortgage	no
Is it within 300 m of fire hydrant	no
Community Fire Dept	Inglis Volunteer Firefighters
Distance to fire hall	12.4 km

B. Reconstruction Information	
Stye	2 stories
Year built	1993
Finished living area	2 floors - 24x29' each = 1,392 sq feet
Wall height	8 feet
Basement type	Below grade
Foundation	Cement with weeping tiles
Depth of basement	7 ft 7 in
% basement finished	0%
# basement levels	1
# staircases to basement	1
Exterior wall framing	2x4
Interior wall framing	2x4
Roof structure	rafters with wood sheathing

Floor/ceiling structure	wood joists
Electrical service	200 amps
Kitchens	1
Kitchen type	builders grade
Bathrooms	1 full / 1 half
Ceilings	flat
Wall coverings	painted drywall
Flooring	60% vinyl main floor / 40% wall-to-wall carpet 2nd floor
Interior doors	6 hollow core
Staircases	1 straight
Roof shape	simple
Roof style	gable with moderate pitch
Roof cover	asphalt shingles
Exterior walls	Stucco with decorative boards in Tudor style
Skylights	0
Deck	Pressure treated wood
Porches	0
Balconies	0
Exterior doors	2 metal with wood core, each doubled with aluminum storm door
Windows	Wood horizontal sliding
Any dormers?	2
Heating	electric
Air conditioning	none
Fireplaces or woodstoves	none
Garage	Detached, 1 car, 1 garage door (no opener), one regular door
Attached structures	none
Hot tub	none

C. Updates to home	
Electrical	no
Plumbing	no
Roof	2011 - 30 yr shingles
Heating	no
Hot water tank	1993 - original

D. Additional Information	
Is there aluminum wiring	no
Is there knob and tube wiring	no
Types of plumbing materials	plastic
Is there plumbing in the basement	Yes, there are taps for washing machine, also the water comes in from the well in the basement, it is where the pump is, there is a drain in the basement which is connected to sump pump
Sewer system	septic
Backwater valve	no
Sump pump	Automatic
	No backup
	Install date unknown, probably original
Foundation	100% basement
Fire extinguishers	One on each floor
Smoke detectors	One in each bedroom
Replacement value	\$200,000

Photos



Exterior front with deck



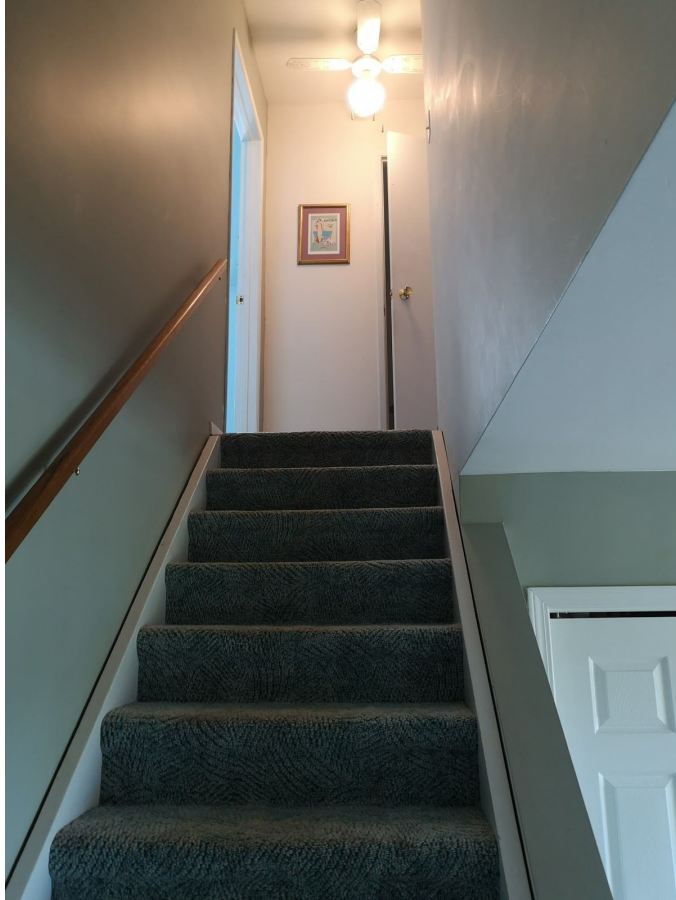
Exterior front and side with deck



Kitchen area



Living Room area off kitchen



Stairs to second floor



Upstairs bedroom 1



Upstairs bedroom 2



Basement