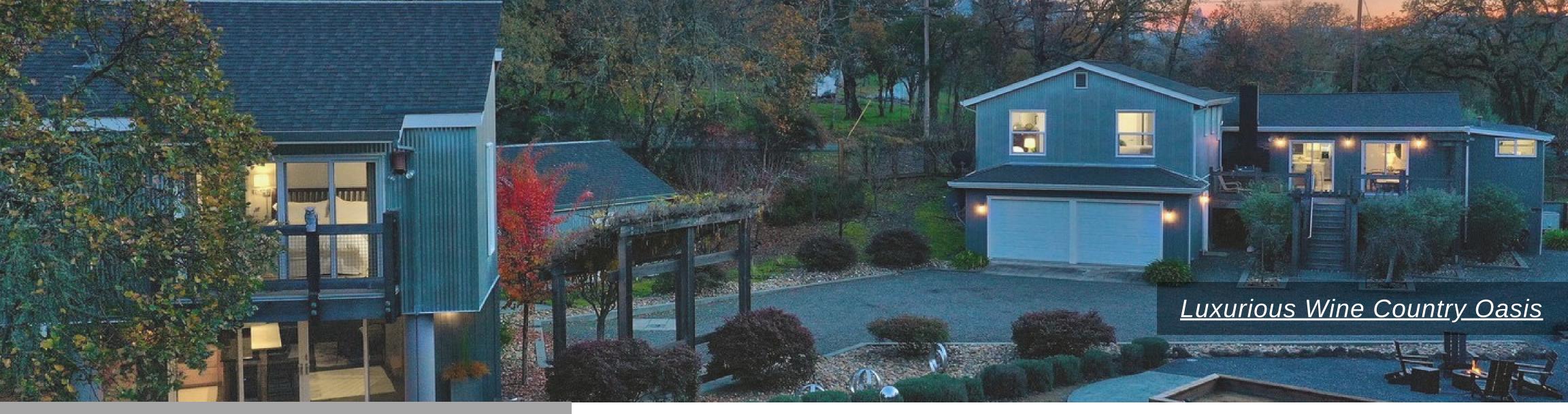


HIGHLIGHTS

APRIL 2022



CULINARY BUZZ

SEBASTOPOL **Crooked Goat Brewing**

Beer LOVES a party and so do they! If you've never been to the Barlow it's a local MUST with Crooked Goat as its star. Trivia and open mike nights, BINGO, DJ/Dance Parties, live music and a Blood Orange DIPA?! We're in love. Another location is soon to open in Petaluma making for a convenient pit stop on your way into town. What makes it even more exciting is that the owners are part of our WC Lodging Family too! La salute della famiglia!!

BAY AREA

MOST ANTICIPATED SPRING RESTAURANT AND BAR OPENINGS IN THE BAY AREA

After a LONG 2 years we're all ready to go out and experience NEW. This Spring will not disappoint with <u>over a dozen new dining and drinking</u> <u>destinations opening</u> around the Bay Area. For double the pleasure combine with our local list and check out an additional 14 New North Bay Restaurants!

IT'S TAX SEASON!

All of our owners are tax savvy but it never hurts to revisit the tax deduction differences between personal use of your vacation rental vs. rental use for purposes of income. This article is one that I found interesting as a vacation rental owner myself. Monday April 18, 2022 will be here before we know it!



WCLODGING.COM MARCH STATS

AND THIS IS ONLY ONE OF OUR MARKETING SITES!

You're one of the topperforming sites What is this score?

How's it calculated? Your score calculates website engagement and social presence. It factors in how often your website is viewed, how many visits convert into sales or bookings, and how active your customers

Site Visitors 6,463

+ 676 (last 30 days)

SPRING MAINTENANCE

are on your connected social accounts.

WC Lodging manages your home from a homeowner's perspective, what would WE want a manager to do for our home. With pride we ensure that fire extinguishers are full and readily available, damages are fixed, light bulbs are changed, appliances work and house is secure. HOWEVER, there are still tasks we do not manage but will help facilitate if an owner requests. Owner responsibilities worth mentioning: roof/gutters, electrical hazards that aren't visible (often found in older homes), septic pumping, well/water testing, HVAC maintenance (If you're signed up for the Moore HVAC membership this one is taken care of!), Interior/Exterior paint, Yearly wash/stain of exterior wood structures such as decks and arbors. Call/Email us for vendor recommendations or help facilitating. SPRING-IT-ON CHECKLIST

ACCIDENTAL RENTAL DAMAGE INSURANCE (ARDI) VS. OWNER MAINTENANCE

EVERY WC Lodging guest is required to purchase an Accidental Rental Damage insurance plan (\$79) to provide coverage for accidental damages. The plan covers unintentional damage to the vacation rental for the duration of their stay. Most common uses of ARDI include carpet spills, lost or broken kitchenware, broken lamps and more. The plan does not include intentional property damage or any pet damage (including in a pet-friendly home); for intentional damages WC Lodging will handle the repair/replacement and charge the guest accordingly. What this means for you? Guest related incidents are *never* charged to you as the owner.

CURRENT MARKET TRENDS

		February 2022 County Sales and Price Activity (Pagional and condo sales data not coggonally adjusted)											
February 2022	(Regional and condo sales data not seasonally adjusted) Median Sold Price of Existing Single-Family Homes Sales											les	
		Feb.		Jan.			Feb.		Price	Price	Sales	Sales	
State/Region/County	2022		2022			2021			MTM%	YTY% Chg	MTM%	YTY% Chg	
Sonoma	\$	818,000	\$	789,000		\$	740,000		3.8%	10.70%	6.00%	-15.2%	
Lake	\$	360,000	\$	349,900		\$	326,500		2.90%	10.30%	-6.20%	-29.10%	

Click <u>HERE</u> for the state of CA's February Home Sales and Price Report