



LUXURY CHALET - £90,000

Est. Annual Return £10,800 - 12.0%



Reayrt Vradda Glamping Ltd are offering the luxury glamping pods & chalets for sale on a **SALE & LEASEBACK AGREEMENT**. This model allows you to own a glamping pod or chalet with **zero** maintenance or site fees.

Your unit will be taken care of by Reayrt Vradda Glamping Ltd's experienced maintenance team and all the bookings, marketing, cleaning and management of your pod or chalet is included in the leaseback agreement so there are no ongoing costs to owners.

Owners receive their rental payments bi-annually at the end of high & low season while still being able to enjoy 28 nights per annum for personal use.

The two-bedroom chalets are manufactured on Island by a local timber frame specialist. With over 60sqm of living space, these chalets feature two separate bedrooms, bathroom, lounge, and fully fitted kitchen. All of the units are built to exceed the current building control standards for tourist accommodation.

With only 5 chalets available, each unit can sleep up to 6 people and features the following as standard:

- Underfloor Heating
- 240v Electrics
- Shower & Toilet
- Full kitchen
- 2 x Separate Bedrooms
- King size Master Bedroom
- Double bedroom
- Double sofa bed
- Outdoor Fire Pit
- BBQ Area

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The occupancy levels have been modeled using over two & a half years' worth of data from Reayrt Vradda Glamping Ltd's sister site Glen Helen Glamping Ltd, along with 5 years of data obtained from the annual Isle of Man accommodation survey.

On average, over the last two & half years, Glen Helen Glamping has been achieving between 65% to 75% occupancy.

Through the summer months, Glen Helen Glamping have had to turn away a considerable number of bookings due to being fully booked from April through to mid-September.

We believe that Reayrt Vradda Glamping Ltd will operate at a similar, if not higher occupancy due to the much greater attraction of the site location along with the added amenities Port Erin has to offer.

Indicative investment returns at differing levels of occupancy are detailed below:

40% Occupancy	50% Occupancy	60% Occupancy	70% Occupancy
8% Return Per Annum	10% Return Per Annum	12% Return Per Annum	14% Return Per Annum
Annual Return £7,200 p/a	Annual Return £9,000 p/a	Annual Return £10,800 p/a	Annual Return £12,600 p/a
28 Owners Nights	28 Owners Nights	28 Owners Nights	28 Owners Nights
Value £5,600 p/a	Value £5,600 p/a	Value £5,600 p/a	Value £5,600 p/a

