



LUXURY GLAMPING POD - £60,000

Est. Annual Return £7,200 - 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 annually. The payments will be made at the end of low season each year for the previous years high and low season.

The Luxury Glamping pods for Port Erin are custom-built, on Island, at Jurby. Measuring 6m by 4m and just under 3m tall they offer unparalleled volume compared to other pods available on the Isle of Man. Each pod is built to exceed the current building control standards for tourist accommodation.

With 19 units available, the fully insulated pods sleep up to 6 guests and feature the following as standard:

- Separate Bedroom
- King size Bed
- King size sofa beds
- Outdoor Fire Pit
- BBQ Area
- Underfloor Heating
- 240v Electrics
- Shower
- Toilet
- Kitchenette

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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 £4,800 p/a	Annual Return £6,000 p/a	Annual Return £7,200 p/a	Annual Return £8,400 p/a
28 Owners Nights Value £3,920 p/a	28 Owners Nights Value £3,920 p/a	28 Owners Nights Value £3,920 p/a	28 Owners Nights Value £3,920 p/a

