

Sublet Income Example

PLATINUM VIP LODGE WITH HOT TUB

With a wonderful country setting close to the city, Cambridge Country Club is the ultimate holiday home destination. We have a stunning selection of brand new luxury lodges and everything you need to enjoy your leisure time, including exclusive membership to the our Golf & Country Club.

Take a look below to see how much return you can make on your lodge when you aren't enjoying it yourself.

| | | | | | | Hot Tub Lodge | | |
|-------------------|-------------------|-------------|---|-----------------|------------|----------------|----------------|--|
| | | | | 2 Bed | 3 Bed | 2 Bed | 3 Bed | |
| | | | | Weeks Available | Week Value | | FULL YEAR | |
| 06 January 2024 | 09 February 2024 | Low Season | 5 | £1,067 | £1,128 | £5,335 | £5,640 | |
| 10 February 2024 | 16 February 2024 | Mid Season | 1 | £1,615 | £1,725 | £1,615 | £1,725 | |
| 17 February 2024 | 29 March 2024 | Low Season | 6 | £1,067 | £1,128 | £6,402 | £6,768 | |
| 30 March 2024 | 12 April 2024 | High Season | 2 | £2,022 | £2,168 | £4,044 | £4,336 | |
| 13 April 2024 | 05 May 2024 | Mid Season | 3 | £1,615 | £1,725 | £4,845 | £5,175 | |
| 04 May 2024 | 10 May 2024 | High Season | 1 | £2,022 | £2,168 | £2,022 | £2,168 | |
| 11 May 2024 | 31 May 2024 | Mid Season | 3 | £1,615 | £1,725 | £4,845 | £5,175 | |
| 01 June 2024 | 07 June 2024 | High Season | 1 | £1,574 | £1,684 | £1,574 | £1,684 | |
| 08 June 2024 | 28 June 2024 | Mid Season | 3 | £1,677 | £1,786 | £5,031 | £5,358 | |
| 29 June 2024 | 12 July 2024 | Mid Season | 2 | £2,356 | £2,522 | £4,712 | £5,044 | |
| 13 July 2024 | 16 August 2024 | Peak Season | 5 | £2,664 | £2,958 | £13,320 | £14,790 | |
| 17 August 2024 | 30 August 2024 | Peak Season | 2 | £2,820 | £3,112 | £5,640 | £6,224 | |
| 31 August 2024 | 06 September 2024 | Mid Season | 1 | £1,574 | £1,684 | £1,574 | £1,684 | |
| 07 September 2024 | 27 September 2024 | Mid Season | 3 | £1,677 | £1,785 | £5,031 | £5,355 | |
| 28 September 2024 | 18 October 2024 | Mid Season | 3 | £1,677 | £1,785 | £5,031 | £5,355 | |
| 19 October 2024 | 26 October 2024 | High Season | 1 | £2,022 | £2,168 | £2,022 | £2,168 | |
| 27 October 2024 | 01 November 2024 | Mid Season | 1 | £1,317 | £1,408 | £1,317 | £1,408 | |
| 02 November 2024 | 20 December 2025 | Low Season | 7 | £1,067 | £1,128 | £7,469 | £7,896 | |
| 21 December 2024 | 03 January 2024 | High Season | 2 | £2,022 | £2,149 | £4,044 | £4,298 | |
| | | | | 52 | | £85,873 | £92,251 | |

Our commission includes all costs incurred letting your lodge, apart from the costs shown i.e pitch fees, utilities etc. These include but aren't limited to: cleaning, linen change, guest arrival service, customer service, housekeeping checks and guest welcome. Full details are available within our Sublet Partnership Agreement, available on request.

Figures are an illustrative estimate only, based on the full 2024 tariffs and may be subject to change and discounts.

| | | |
|-------------------------------|----------------|----------------|
| Less Commission @ 25% inc VAT | £25,762 | £27,675 |
| Less Estimated Utilities | £2,000 | £2,000 |
| Less Annual Site Fees | £7,200 | £7,200 |
| Less Estimated Insurance | £350 | £350 |
| Total Estimated Costs | £35,312 | £37,225 |

| | | |
|-------------------------------------|----------------|----------------|
| Estimated Sub Letting Income | £50,561 | £55,026 |
| 80% Occupancy | £38,739 | £42,311 |
| 60% Occupancy | £26,917 | £27,227 |

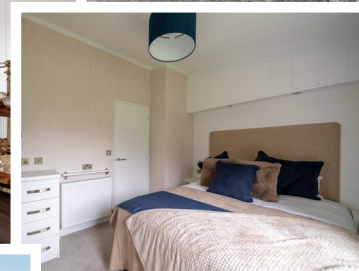
For more information, please contact Cambridge Country Club on **01223 247365**
info@cambridgecountryclub.com · cambridgecountryclub.com
 Cambridge Country Club, Toft Road, Bourn, Cambridge, CB23 2TT







Example Platinum VIP Lodges

With our hassle free, fully managed sublet service you can let out your holiday lodge for as many or as few weeks as you like and we'll give you a guaranteed return.

Letting out a lodge can be a stressful and confusing process, so we're here to help as much as we can. We have a dedicated team on hand to look after you, so you can be certain that your holiday lodge investment is in safe hands.

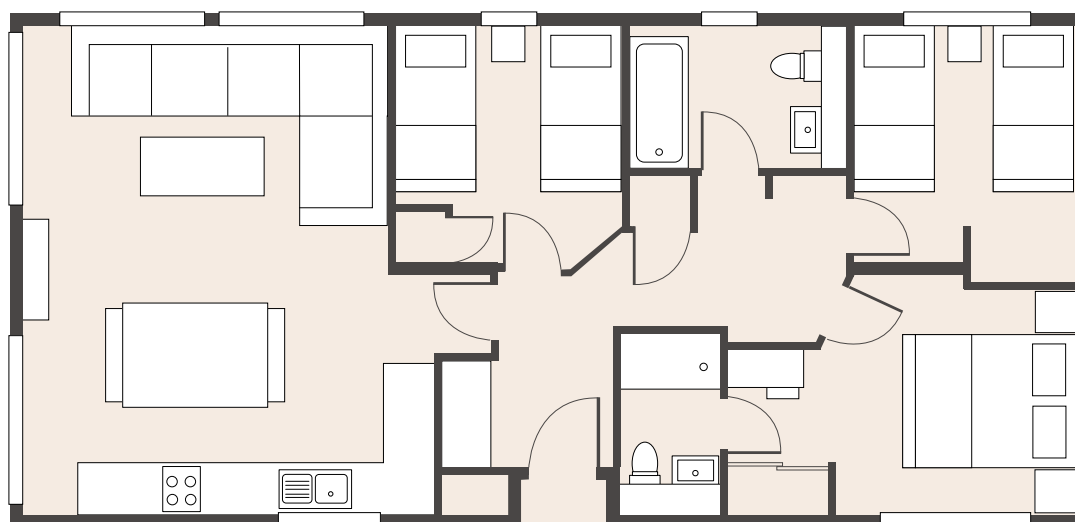


When you buy a luxury lodge, you get two FREE memberships to Cambridge Country Club, giving you access to all of our fantastic facilities:

-  Indoor pool and spa
-  Expertly designed par 72 golf course
-  State of the art gym
-  Exclusive fitness classes included



Example of a 20ft wide VIP lodge floorplan



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