

## *Escape Lodge*

**Annual estimated costs and returns based on our current occupancy levels of 95%**

**£ Per Annum  
Inc VAT**

Estimated total number of change overs	67.8
% of occupancy	95
Estimated gross annual turnover	£31,177.40
Capital Value of Lodge Package	£169,950.00

**Costs Based on 95% occupancy**

**£Per annum**

**Fixed Charges**

**Inc VAT**

Site Fees	£2,760.00
TV Licence	£150.00
Building & Contents Insurance	£500.00
Fire safety check	£50.00
Gas test	£50.00
Hot tub management fee	£540.00
<b>Total inc VAT</b>	<b>£4,050.00</b>

**Letting Charges**

**£ per annum**

**Inc VAT**

Cleaning / Laundry	£4,068.00
Electricity	£810.00
Gas	£1,011.33
Commission	£10,475.61
Electric pat	£30.00
<b>Total</b>	<b>£16,384.00</b>

**Annual Return**

**£ Per annum**

**Inc VAT**

Fixed Charges	£4,068.00
Letting Charges	£16,384.00
<b>Total Fixed/Letting charges</b>	<b>£20,452.00</b>

**Gross Revenue**

**£31,177.40**

**Return**

<b>Gross profit</b>	<b>£10,742.46</b>
<b>Capital value of fully furnished Escape lodge</b>	<b>£169,950.00</b>
<b>% return</b>	<b>6%</b>

This table is purely a guide created using our current Elm lodge's average annual bookings and running costs between Jan 2010 to Dec 2010

These figures also include a potential increase in revenue per booking of £75.00 for our new Escape lodge as advised by Hoseasons.

These are the estimated standard running costs and you must also consider other additional costs eg maintenance, repairs and renewal costs

**None of these figures can be guaranteed**