

WIGWAMS

COSTS	Wigwam Cost	Finance @ 12% over 4 yrs	Total costs over 4 yrs	Cost per year
6 X WIGWAMS @ 21,591	129,546 (inc VAT)	31,091	160,637	40,159

INCOME	£20/p/night chg	Total x 6	10% occ chg	Income per year
Avg occ 3p/night x 135 nights	8,100	48,600	4860	43740

Year 1 - Get site through planning
Year 2 - Begin trading
Year 6 - Purchase/Finance paid off

Initial Franchise Fee £7500

Discounts for children

Based on 27 % occupancy

Spin-off income -

essential foods

gifts

custom in café

logs

Other Costs -

Cleaning

Electricity

Water

Maintenance

Septic tank

Drainage