

406 Glamping Co.

GLOBAL GLAMPING

Investment Proposal



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EXECUTIVE SUMMARY

Investment Objective

This investment has been undertaken to expand our resort in Stevensville, MT creating a tiny community showcasing GLOBAL GLAMPING inventory

Target Audience

Whomever wants to break away from traditional low return investments, combat inflation and enter the real estate market

Competition

Based on our market, the competition level for our business niche is still low and there is no other company offering split revenue options with already established and qualified land.

INVESTING

Stevensville, MT

1 With the founding of the Historic St. Mary's Mission in 1841, Stevensville became the first permanent pioneer settlement in Montana. While visiting this Bitterroot Valley community, stop and stroll Main Street's locally owned shops.

2 The Institute for Tourism and Recreation Research found that approximately 12.5 million people visit Montana each year and when they are here, they spend about \$5 billion dollars

3 Our location backs onto the famous Lee Metcalf Wildlife Refuge which is a 2,800-acre National Wildlife Refuge along the Bitterroot River that has over 150,000 visitors per year.

4 10 minute drive from Fort Owen State Park which is the site of many "firsts" in Montana history and is listed on the National Register of Historic Places.

5 This is seller financed deal with an interest rate of 6% for 30 years. This is a lower interest rate than whats currently available now and for the next possible years ahead. This means we can pass on these savings to you with lower over head costs.

6 Property management companies charge anywhere between 10-20%. Not only are we the property management company , we also work with various programs like workaway and JI abroad that hire cleaners for barter - lowering overhead costs.

7 This a FORBES featured property, WINNER of Best HIPCAMP 2021 and is already cash flow positive with a successful marketing model

8 This location is only 15 minutes from a major city Missoula and the airport for easy access and travel

9 When you purchase a structure with as a revenue share, not only do you make the monthly income from rentals but anyone who purchases the same structure through your affiliate code will make you 10% commission.

PLAN OVERVIEW

Build out our 20 acres
Resort in
Stevensville, MT

1

Create a Tiny
Community
Showcasing All
Products

2

Grow Revenue
Share
Partnerships
Globally

3

Create
generational
wealth and
passive income

4

BUSINESS PLAN

Stevensville, MT

PHASE 1

7 Septic Systems

\$15,000 per septic
Total \$105,000

PHASE 2

7 Dug Wells

\$30,000 per well
Total \$210,000

PHASE 3

Electrical Wiring

\$100,000 Wiring to all units
Total \$100,000

PHASE 4

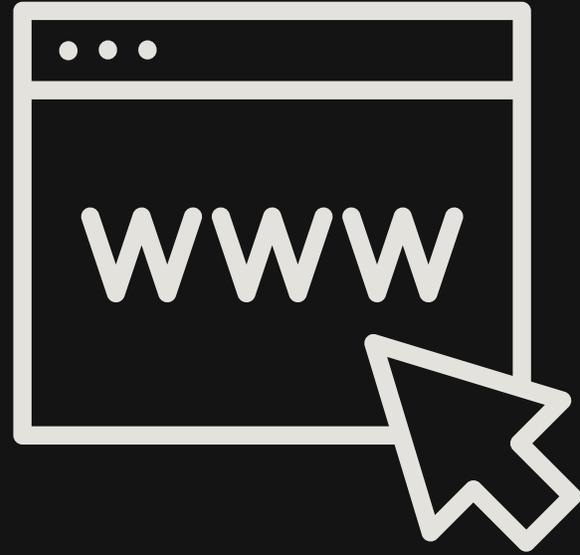
Ponds/Bridges

\$100,000 Digging and Bridge Construction
Total \$100,000

PHASE 5

Inventory Display

\$65,000 per unit
41 units
Total \$2,665,000



PHASE 6

Event Geodome

Total \$200,000

PHASE 7

Activity Centre

Skatepark, basketball court, pickleball court
tennis court and garden
Total \$650,000

PROJECT TOTAL : \$4,030,000

Aerial View Of Property



Aerial View Of Property



Pond with kayak, paddle boat rentals



Event Dome and Gardens



Inventory Display/STR units



Revenue

Nightly rate ranges from \$100-\$500 a night depending on the style of unit

41 Units @ \$100 & \$500/ night

50% occupancy

182 days

= \$746,200 - \$3,731,000

60% occupancy

219

\$887,900 - \$4,489,500

70% occupancy

255

\$1,045,500 - \$5,227,500

Additional Revenue

- Group/Business Retreats
- Activities : Bike rentals, ATV/Boat Rentals
- Kayak/Paddle Boat Rentals
- Events : Car Show
- Classes : Yoga, Womans Circles

Estimated additional Revenue **\$100,000 +**

INVEST

\$65,000
Structure

60% occ
200/night
\$43,800/y

67% return
first year

\$43,800
in 5 years

=

\$219,000



CONCLUSION

This is for a 1 year contract

With inflation on the rise, your money
Is losing value sitting in the bank.

This is a unique way to get your feet wet in
the real estate market with a low barrier of
entry.

Piggy back on our expertise and benefit from
our in house management and whole sale costs