

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

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**67% return**  
**first year**

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**\$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