



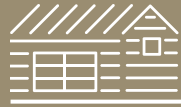
Investors ~ Landowners ~ Guests

A space that works for everyone

Kin Cabins is a lifestyle accommodation business that partners with landowners to place eco-luxury cabins on scenic and unique rural plots. Cabins are rented out to guests, and revenue is shared with landowners. Our model allows for fast growth, low-overhead, and passive income for all stakeholders.



Key Metrics



Build cost per cabin

£40,000

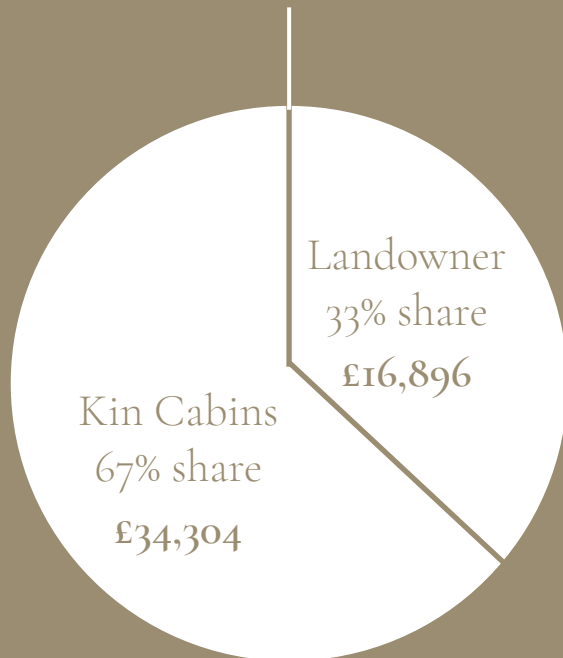
Cabin Rate
£200/night



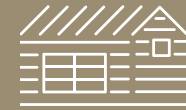
Occupancy
70% (~256 nights/year)



Annual Revenue per cabin
£51,200



Year 1



X 10

Year 2



X 10

Year 3



X 10

Cost of
30 cabins
£1.2m

Kin Cabins
revenue
£1,029,120

Landowner
revenue
£506,880

Kin Cabin - Classic

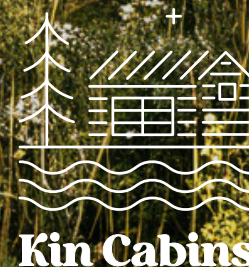
Aluminium Doors & Windows
Crittall-style Heritage windows and doors showcase views and surrounding landscape.

Choice of Finishes
Choose from a carefully-edited range of finishes, including cladding, roof and window frame colours.

Foundation-free
Galvanised steel chassis allow the modular cabins to be relocated or moved if needed.

Decking
Outdoor space is maximised with decking areas fitted to uneven terrain.

Visual concept mockup of Kin Cabin - Classic (7.5m x 3m)



Business Model

- Landowners**
- Service land (*utilities, access, foundations*)
 - Unique or scenic locations
 - 10+ year siting agreement

- Kin Cabins**
- Design, build, and installation of cabins
 - Full guest management
 - Maintenance and guest experience



Revenue Sharing



Landowner receives 33% of gross rental income and Kin Cabins retains the rest for operations and investor returns.



Rollout Scheme & Revenue Forecast Summary

Year	Cabins	Gross Revenue	Landowner Share	Kin Cabins Share	OpEx	Net Profit
2026	10	£512,000	£168,960	£343,040	£85,760	£257,280
2027	20	£1,024,000	£337,920	£686,080	£171,520	£514,560
2028	30	£1,536,000	£506,880	£1,029,120	£257,280	£771,840

Total Net Profit (3 years)
£1,543,680



Investment Proposition

Investment Requirement

£400,000/year for 3 years = £1.2M total

Return Structure

- 8% preferred annual return
- 20% share of annual profits
- Capital repaid at end of Year 3

Investor Returns (*Illustrative*)

Year	Capitol	8% Return	20% Profit Share	Total Return
2026	£400k	£32,000	£51,456	£83,456
2027	£800k	£64,000	£102,912	£166,912
2028	£1.2m	£96,000	£154,368	£250,368

- Cumulative Return: £200/night
- Capital Repaid: 70% (~256 nights/year)
- Total Returned: £51,200
- IPR ~21%



Landowner Proposition

- ~£17,000 per cabin/year passive income
- No capex or marketing
- Must provide: serviced land and land use agreement
- Market Opportunity: Staycation growth, rural land availability, high demand for eco-stays

Risks & Mitigation

Planning delays: pre-vetted sites

- Cost increases: fixed build contracts
- Occupancy: revenue management
- Exit: multiple strategy options

Exit Strategy (2029)

Sell or refinance 30-cabin portfolio



Target exit valuation:

£3.5M - £4.5M





Why Invest?

Kin Cabins offers a unique investment at the intersection of sustainability, hospitality, and passive income. With projected returns exceeding 20% IRR, our model delivers strong financial performance while providing landowners with hands-off, recurring revenue. By transforming underutilized rural land into beautifully designed, eco-conscious retreats, we're building a scalable hospitality brand that meets rising demand for meaningful, nature-connected stays. Backed by tangible assets and a clear exit strategy, this is more than a business—it's an exciting opportunity to make a space that works for everyone.

