



HULL ROAD, SKIRLAUGH, HULL, EAST YORKSHIRE HU11 5AH
TELEPHONE: 01964 598303
EMAIL: WILLOWPASTURES@TONYCOOK.CO.UK
WWW.WILLOWPASTURES.CO.UK

CASE STUDY – NO. 1, CHESTNUT DRIVE, WILLOW PASTURES COUNTRY PARK

Mr Smith* purchased a Sycamore holiday home with hot tub at Willow Pastures Country Park as a buy-to-let investment. His holiday home joined our fully managed letting pool in May 2018 and has been almost fully booked ever since.

We partner with industry-leading Hoseasons, who promote Willow Pastures Country Park across the country as part of their multi-million pound marketing campaigns. Through this partnership and our outstanding customer service, we have **secured 92% occupancy** for Mr Smith's holiday home.



Below are the actual monthly figures to date, for Mr Smith's holiday home:

Month (2018)	Occupancy	Gross Income	Net Income
May	90%	£3,150	£1,247
June	93%	£3,130	£1,335
July	84%	£4,020	£1,808
August	100%	£4,651	£2,324
September	84%	£2,785	£1,068
October	100%	£3,451	£1,250

The net figures above are paid to Mr Smith monthly by BACs.

There are already £10,500 worth of bookings in the next six months (Nov 18 to April 19).

The costs which have been accounted for in the calculations above are:

- Annual ground rent (£2,000) and annual service charge (£1,500)
- Annual hot tub maintenance fee (£1,800)
- Commission charge – 30%
- Linen, cleaning and consumable costs
- Electricity, water and gas

Our fully managed letting service means your investment is completely hassle-free. We take care of everything from cleaning, damages and health and safety checks, to marketing and customer care. We ensure customers receive a 5* service to protect your reputation and to encourage repeat bookings. Investors receive monthly payments by bank transfer.

Get in touch to book a viewing appointment and to purchase your own holiday home investment on 01964 598303 or email willowpastures@tonycook.co.uk.

*Name changed to protect privacy