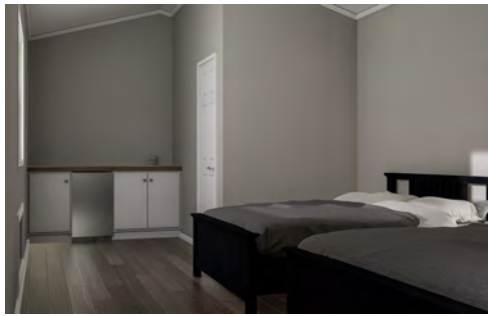




10 Rental Cabins for Only \$250K

Normal Retail Value of \$357K - A Savings of 30%

Vacavia Cottages & Cabins is offering campgrounds, RV parks, resorts, and other outdoor venues 10 Rental Cottages/Cabins for just \$250K. That's \$25K per cabin. This represents a 30% discount off our normal factory direct pricing! See below for full program details, and contact a knowledgeable member of our sales team for more information.



Quality Product Specifications

- ANSI 119.5 Park Model RV
- 11.75-Ft Wide x 24-Ft Deep
- 282-Square-Feet
- Full Bath with Shower, Vanity, and Toilet
- Kitchenette with Base Cabinets, Dorm Fridge & Sink
- Fiber Cement Board Siding/Trim in Customer's Color

*Add Upper Kitchenette Cabinets & Microwave Available for \$500/Unit

*Add Two Metal Full Bed Frames with Mattress Available for \$750/Unit

*Prepped for Hotel Style PTAC HVAC. PTAC Available for \$1,250/Unit

*Shipping Not Included. Estimate \$9 per Mile from 31773 Zip Code

- Metal Roof in Customer's Choice of Color
- Durable Woodgrain Sheet Vinyl Flooring
- Vinyl Over Gypsum (VOG) Interior Walls
- Seaspray Ceilings w/ Moisture Vapor Retarder (MVR®)
- Laminate Countertops in Kitchenette & Bathroom
- Between-the-Glass Blinds in Front Door

*50% Deposit Due at Time of Order. Balance Due at Time of Shipping.

*Customers are Free to Arrange Their Own Shipping if They So Choose

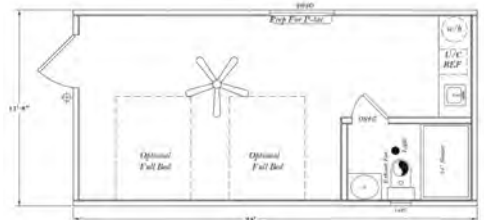
*\$395 Third-Party Inspection Fee Applies per Unit Purchased

*While Supplies Last. Vacavia May Terminate Promotion at Any Time



**Call 1-866-574-5159
for More Information**

Visit Us Online at www.vacavia.com



Promotion Details

This is a limited time promotion by Park Models & Modulares, LLC dba Vacavia Cottages & Cabins and may be changed or discontinued at any time for any reason with or without notice. All orders are subject to confirmation and are not final until deposit is received. Offline dates are estimates, and Vacavia will make every effort to keep customers apprised of their project completion date. Shipping is not included. Customers are free to arrange their own shipping at their expense. Calculate shipping from zip code 31773. Vacavia is not a lender and does not provide direct financing. Vacavia does not receive compensation from finance companies, and customers are welcome to use their own financing sources. Vacavia, at its sole and exclusive option may buy down interest rates and/or downpayment at its exclusive option and expense. The Vacavia Suwannee River Cottage/Cabin units are prepped for PTAC hotel style AC/Heater, but the cost of this is not included in the purchase. PTACs are available for purchase from Vacavia for \$1,250 per unit and will be shipped new in the box and not installed for transport. Upper cabinets may be added to the kitchenette for \$500. Two full-size metal bed frames (shipped unassembled in the unit) along with two full-size mattresses may be purchased from Vacavia for \$750. A mandatory third-party inspection fee of \$395 is applied to each ANSI 119.5 park model RV purchased from Vacavia and is not included in the advertised price of the promotion. Vacavia Cottages & Cabins does not collect sales tax in any state. Any sales tax obligation is the responsibility of the customer.

BUY 10 RENTAL CABINS FOR \$250K



Rental Cabin Cashflow Analysis

Project: 10 Turnkey Rental Cabins

Financing: 5-Year Term at 6.9% Interest & 20% Down

Acquisition & Setup Costs

Item	Cost per Unit	Total (10 Units)
Base Unit Cost	\$25,000	\$250,000
PTAC Heater/AC	\$1,250	\$12,500
Delivery (Per Unit)	\$3,150	\$31,500
Setup Cost	\$2,500	\$25,000
Third-Party Inspection Fee ¹	\$395	\$3,950
Total Project Cost		\$322,950

Financing Summary

- Down Payment (20%): \$64,590
- Loan Amount (80%): \$258,360
- Total Interest: \$47,859.60
- Total Repayment: \$306,219.60
- Monthly Loan Payment: \$5,103.66

Revenue Projections at Varying Utilization Rates

Assumes \$150/night per unit; 30-day month; gross rental income shown before expenses¹.

Utilization	Rental Nights/Unit	Monthly Revenue	Monthly Net	Annual Revenue	Annual Net
11.34% (Breakeven)	3.4	\$5,103.66	\$0.00	\$61,243.88	\$0.00
20%	6	\$9,000.00	\$3,896.34	\$108,000.00	\$46,756.12
30%	9	\$13,500.00	\$8,396.34	\$162,000.00	\$100,756.12
40%	12	\$18,000.00	\$12,896.34	\$216,000.00	\$154,756.12
50%	15	\$22,500.00	\$17,396.34	\$270,000.00	\$208,756.12

¹ Actual transportation, setup, average rental revenue per night, rental utilization levels, and finance costs may vary. This information is provided for illustration purposes only. Financing WAC. Several finance options are available, or customers may use their own bank financing. Customers are welcome to arrange their own shipping at their expense. Excludes \$395 per unit third-party inspection fee. While supplies last. Offer may be terminated at any time for any reason. 50% deposit required upon order, and balance due via bank wire, ACH, certified check, or credit card prior to shipping. Credit card payments subject to 3.95% convenience fee.

Contact Vacavia Cottages & Cabins

Phone: 1-866-574-5159

Email: info@vacavia.com

Website: <https://www.vacavia.com>

Call 1-866-574-5159 for More Information

