



'Escape to the View'

TAYMOUTH MARINA

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Investment at Taymouth Marina

Our latest development 6-14 Lochview is now almost complete and are for sale through Taymouth Marina in partnership with Rettie and Co, Please contact Angus Mackay – General Manager – Taymouth Marina on angus@taymouthmarina.com or Alastair Houlden on alastair.houlden@rettie.co.uk

Taymouth Marina is without doubt Scotland's, newest and most exiting resort, The development has gone from strength to strength over the last few years demonstrating both occupancy and rate growth across the portfolio.

Onsite Provisions at present comprise of The Cakebox café, serving gourmet coffee, homemade cakes and soup, The Hot Box spa, a truly unique award-winning destination that is guaranteed to wow you each time you visit. We have a 40 berth Marina onsite with step on and off mooring with preferential rates for property owners. In addition to this we operate Watersports hire during the months of April – October.

In addition to the above we also plan to expand the activity offering with permission being granted for an additional breakwater to the west of the development this gives us additional berthing space as well as a permanent sheltered space for a water obstacle course due for completion for the 2020 season, we also plan to rebuild the restaurant providing a cutting edge food and beverage offering onsite.

I have enclosed actualised revenue figures for our current 1 bedroom stock along with projected income for 6-14 lochview, you will see here a proven track record and a superior income projected for this new development.

Please do get InTouch with any questions regarding the development and the properties for sale

Kind Regards

Angus

General Manager

Taymouth Marina

Facts and figures

The below table shows actualised figures on gross income for our current 1-bedroom stock, you can see this peaked in 2016 with a small drop off due to increased units available.

The second table forecast gross rental over a 5 year period, we would expect occupancy to reach 70% and Plateau.

1 bedroom historical data, averaged over 6 units					
Year	Gross Revenue	occ %	2 nights	weekly	
2015	23023	59	320	850	
2016	27101	68	320	850	
2017	24676	63	320	950	
2018	24956	64	340	999	
Forecasted Revenue 1 bedroom, averaged over 9 units					
Year	Gross Revenue	occ %	2 nights	weekly	
2020	24663	62	405	1125	
2021	26041	64	415	1150	
2022	27885	66	425	1200	
2023	28378	68	425	1250	
2024	30485	70	425	1250	

Running costs across the estate see our owners return with between 50 – 65% of the gross rental illustrated above, a breakdown of associated running costs below.

- Yearly Charges £1500 (see letter below for breakdown)
- Rental commission charged at 30 % + vat on the net income (See attached for Breakdown)
- Cleaning/changeover cost £75
- Hot Box spa Deduction (average £50 per stay)
- Utilities charged on consumption

With Reference to Annual charges, I have pleasure in confirming the current annual charge for a 1 bedroom property will be £1500, these include a number of services specifically for rental properties, detailed below

- Pat Testing
- Fire extinguisher service
- Corgi gas safety check
- Annual Gutter Clean
- Monthly window clean
- Annual Deep Clean
- Tv Licence
- Yearly Carpet Clean
- Annual hot tub Maintenance

The below services are also included in this cost, please be aware if the property ceases to be rented through Taymouth Marina an annual service charge will be levied of £1500 including the below but excluding the above.

- Waste Collection
- Sewage
- SEPA Certification
- Pest Control
- Site and ground maintenance
- Communal lighting

Excluded in the above are the responsibility for the building and grounds set out as per the deed of conditions, you will be recharged for any costs relating to this specific area.