

Let your lifestyle pay for itself

A furnished holiday home is a great opportunity if you're looking to enjoy regular getaways but also generate rental income.

With the UK's staycation market rapidly growing, and the potential for your property to increase in value in the future, there's never been a better time to buy. We'll take care of everything, from bookings to ongoing maintenance. Plus, you'll have the opportunity to earn all year round with our 12-month rental season.

LIFESTYLE OR SUBLET?

When you purchase one of our Residences, you can choose to rent it out all of the time or just a few weeks of the year. Or, alternatively, your Residence can be solely used by you and your family.

Should you choose to sublet your holiday home, you can opt to rent it out during a range of low, medium, and premium periods (such as the summer months, school holidays, and public holidays) in order to maximise your return.

Choose between our Lifestyle and Sublet options, or opt for a combination of the two.

Lifestyle

Visit your Residence whenever you like. You, your family and friends will be the sole users of your holiday home.

Sublet

Allow us to rent out your Residence all year round.

Lifestyle and sublet

Choose to rent out your Residence on selected weeks throughout the year to maximise your return.

Finance options available below

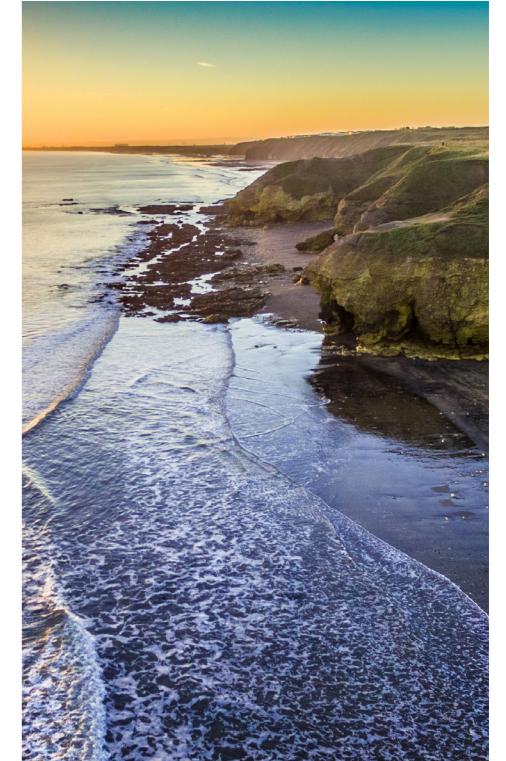
HMC Funding - offer a whole of market mortgage advice and can provide finance for any purpose and through a range of loan facilities including mortgages, secured loans, commercial mortgages and BTL's.

Anglo Scottish Example
Maximum lend: £500,000
Minimum deposit: 5-10%
Fee: £270
Maximum term: 7 years
APR: 7.9%

Sublet

Based on a typical two-bedroom luxury lodge at Seaham Hall.

- Completely flexible and fully managed sublet service available.
- Cover your annual running costs, with as little as 30% rental occupancy.
- All internal and external cleaning, linen change, slippers, and robes.
- We look after your hot tub whilst your guests are in the lodge, including refilling, cleaning and regular chemical testing.
- Holiday guests have access to all of the facilities including the 5-star hotel and 5-bubble luxury spa.
- Up to £49,617 potential net return per year with as little as 70% rental occupancy
- Any minor maintenance issues are taken care of by our highly experienced resort team.
- Sublet all year round, there are no limitations, you can rent as little or as much as you like.
- You can amend or add to your rental dates at any point, the service is fully flexible. Simply let us know which dates you want to rent and we do the rest!



The below example is based on a typical two-bedroom Residence at Seaham Hall.

Other examples are available on request.

| | Weeks | Rent/usage | Weekly selling price | 100% Occupancy | 70% Occupancy | VAT 20% | Management charge 30% | Service Charge £10,000 plus VAT |
|--|-------|------------|----------------------|----------------|---------------|---------|-----------------------|---------------------------------|
| Premium August (4), July (4), Christmas / New Year (2) and May half term (1) | 11 | Rent | £4,000 | £44,000 | £30,800 | £25,667 | £17,969 | |
| Medium April (4), May (3), June (4), September (4), October (4) and February half term (1) | 20 | Rent | £3,000 | £60,000 | £42,000 | £35,000 | £24,500 | |
| Low November (4), December (2), January (4), February (3), March (4) - 4 weeks that have been added to low | 21 | Rent | £2,000 | £42,000 | £29,400 | £24,500 | £17,150 | |
| | 52 | | | £146,000 | £102,200 | £85,167 | £59,617 | £49,617 |

Rental returns are not guaranteed, these figures are representative of our aspirations

You will receive 70% of the net rental income of the total number of weeks occupied. The net rental income is achieved by deducting VAT from the price that the occupied weeks rent for. Seaham Hall Management Company LTD. retains 30% of the net rent to support the sales, marketing, agency and overheads