

# Serviced Accommodation



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Trading as:



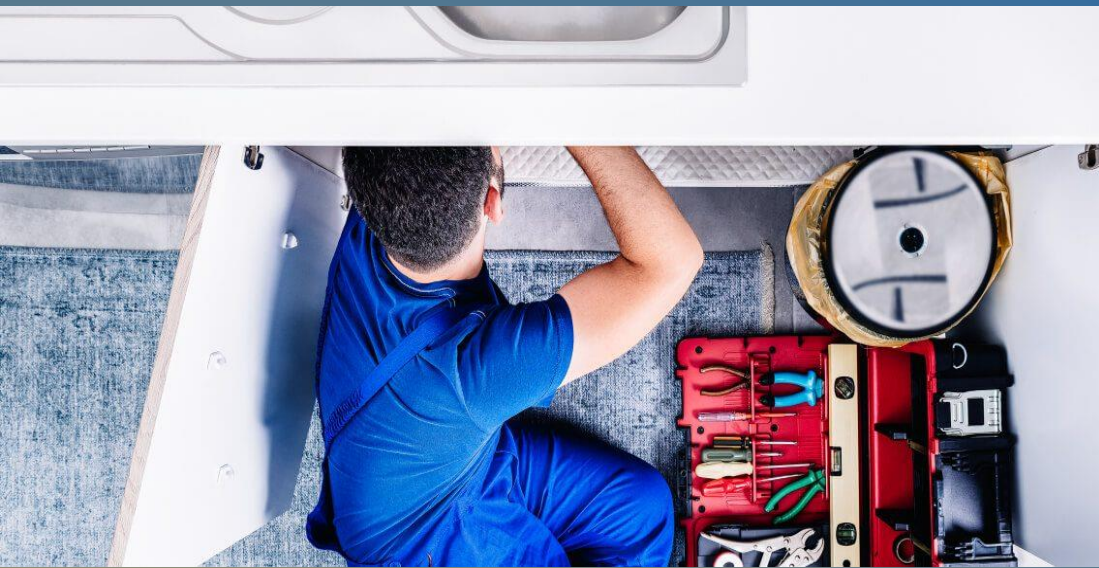
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## Serviced Accommodation:

High quality modern finish properties for the use of:

- Trade Contractors
- Businesses
- Temporary relocations
- Corporate
- Weekend breaks (families)
- Short / Long term professional stays



## 24/7 Maintenance:

- All our properties we must provide 24/7 maintenance options for our guests, and part of our contract with the landlord we provide maintenance free of charge except (structural, boiler, roofing & internal plumbing system faults)

## Reviews:

Our business model relies HEAVILY on reviews which ensures we must keep the property at the HIGHEST order at ALL times. This is the number 1 factor our business

### **Describe your trip.**

Help other guests find the right place for their trip. Your host will only see answers that multiple guests have picked.

### **How did your stay at Anna's place compare to your expectations?**

- ☐ Much better than I expected
- ☐ A bit better than I expected
- ☐ About the same as I expected
- ☐ A bit worse than I expected
- ☐ Much worse than I expected





## Style and Quality:

We transform the landlord property with style and quality to ensure a top quality stay for our guests as this plays a vital part to our reviews. This provides confidence to the landlord that their property are well looked after. Alternatively we look for properties that has the basis of the standard we are looking for as well. Landlords are free to inspect the property throughout to keep up to date with what we are doing and improving the look of the interior with our design team.

## Property Uplift:

One of the benefits of having us as your tenants, is we add value to the landlord property. This means the landlord can increase their capital gains in the future. We uplift our properties because of the high standard we must maintain for our business model.







## Property Uplift – Example 1



## Property Uplift Example 2



2022







## Client Database:

In the last 2/3 years we have built an extensive list of clients who rely on us to provide them modern properties for their staff needs.

This is why we are constantly expanding our portfolio to provide for our database.

This will give the landlord confidence that we are an active growing business looking to expand, which means we always have demand for any property we decide to take on.





## Guaranteed Rent:

We provide guaranteed rent to the landlord, regardless if we have guests or not. This is really popular with landlords because they have the security of rental stability and not have to worry in regards to our business performance. There will be no void periods either for a fixed term long contract. We have funds within the business to protect ourselves in the rare occasion we experience voids and another department.

### Guaranteed Rent



### No Void Periods





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