

great returns from MAKING SPACE

PROVIDING EXTRA ROOMS
PROVES A WINNER FOR
JUST CABINS' PASSIVE INVESTORS



⇒ When Aaron Power thought of Just Cabins seven years ago, even he didn't dream the business would be as successful as it has been. But the idea of leasing an extra room when you need it struck a chord with Kiwis and there are now 23 Just Cabins franchises nationwide with demand for many more. 'In the last year, we have nearly doubled the size of our business despite the recession,' says Aaron.

'Many of us have had occasions when we have needed an extra room for home or work but the cost, time and red tape involved in extending existing premises has been prohibitive – particularly when the space may only be needed for a short time,' Aaron explains. 'What our franchisees do is meet that need by building and then renting out portable cabins. Customers simply place an order and then the cabin is delivered to them for the period required. Cabin uses range from additional bedrooms, home offices and rumpus rooms to farm worker accommodation, site or sales offices and camping ground rooms. There are now hundreds of Just Cabins around New Zealand fulfilling a need from extra rooms to offices and earning semi-passive incomes for our franchisees.'

Aaron, a former project manager with large-scale construction companies, initially set about constructing the cabins to create a long-term investment for himself. 'I've always been keen on passive income and the Just Cabins idea appealed because it required so little of my time. Well, it did when I started,' he laughs. 'All this growth has kept me pretty busy.'

Aaron spent a couple of years investigating all the best options for his idea, including size, colour, features and customer base. The result was a strong, durable, stylish unit complete with built-in lighting and power (via a 10-metre lead), lockable ranch-slider and window all on a steel-framed trailer base. The size was chosen to fit within local planning restrictions and it also enables each cabin to be towed easily by a four-wheel drive rather than a truck.

JUST KEEP GROWING

'The great beauty of the system is that it is a part-time business which is earning franchisees over 20% return on their investment while leaving them plenty of time to do anything else they choose,' Aaron says. 'The formula has worked brilliantly and demand has been excellent – a recent survey showed an occupancy rate of over 90% of Just Cabins NZ-wide. As a rule, cabins are let out on six-month-plus leases; however, there has been demand for much shorter leases which obviously attract a higher rent.'

Just Cabins is also a flexible business, as Aaron explains. 'Each franchisee can decide on their preferred level of investment and involvement in the business. One is doing all the work from building to leasing and delivering the cabins themselves, while another is employing people under contract to build the cabins while they concentrate on marketing. It can be a passive or active investment – either way, it is proving to be very lucrative. With 40 cabins you could earn over \$100,000 per annum, and you can grow as large and as fast as you wish in your own territory.'

Just Cabins still has plenty of opportunities available. 'We'd really like more coverage in the main centres



of Auckland, Wellington and Christchurch,' Aaron says. 'Depending on location, areas are available from just \$158,000 which includes your first ten cabins.'

'Just Cabins is not only a great business – it's a simple one,' Aaron concludes. 'As a franchisee, all you have to do is take the bookings, deliver the cabins, and collect the rent. In between, put your feet up and enjoy the fruits of a proven investment system.' ■



JUST CABINS HAVE ALL SORTS OF USES:
ROOMS FOR TEENAGERS, HOME OFFICES, SITE
OFFICES, EXTRA ACCOMMODATION AND MORE

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Just Cabins are quality, transportable cabins that provide you with long-term rental income.

Our many franchises around the country are already finding there is great demand for cabins as home offices or extra bedrooms.

Call Aaron now on 07 552 6369 for an information pack.

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