



Join nature tourism now as an I Love Tiny (ILT) host.

ILT x Ulis.ua

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Sustainable holidays in nature 🌳

Together with our partners, we create extraordinary holiday destinations in unique natural locations.

I Love Tiny tiny cabins are mobile and self-sufficient, but at the same time equipped with everything guests need for a comfortable stay in the middle of nature. The cabins blend harmoniously into their surroundings and are set up effortlessly and without any environmental impact. →

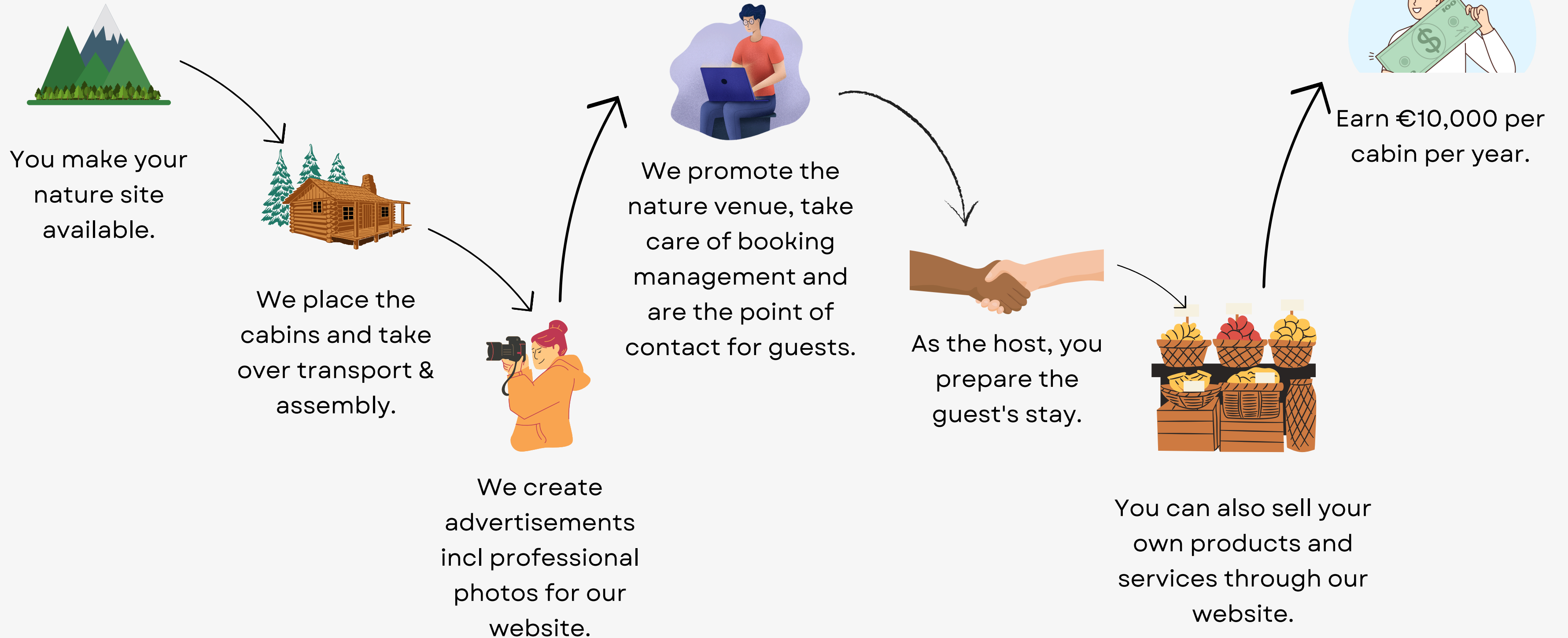
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Get into nature tourism easily and without investment costs as an ILT host.

As an ILT host, you earn on average €10,000 per year per cabin that is on your natural estate.



So uncomplicated we manage your site together.





Our location requirements

- ✓ **Natural locations:** Most important is a pitch in an undisturbed location with a view of nature and without noise pollution: for example, meadows, grassland, fields and forest edge locations. Preferably close to the farm, for smooth service to guests.
- ✓ **Plot size:** The ideal plot size is about 50 square meters per cabin.
- ✓ **Arrival:** Parking for car or bicycle within walking distance of the cabin.
- ✓ **Cabins:** We would like to place 1-3 cabins per site, each of which should have an unobstructed view of nature.
- ✓ **Water, electricity & wastewater:** Thanks to solar power and water tanks, the cabins can be fully self-sufficiently operated without access to water or electricity. Thanks to a modern composting toilet, there is no need to access wastewater.



How the collaboration of an ILT site works

Responsibility of ILT.

Cabins: ILT provides self-sufficient cabins developed by architects. ILT builds the cabins and provides furnishings for the first guest reception.

Rental: ILT offers the cabins through its website and handles the entire booking process.

Furnishing: ILT provides all the equipment needed for an unparalleled guest experience. This includes, for example, all kitchen utensils, bedding, gas and firewood.

Marketing & PR: ILT advertises the cabins and locations on various channels.

Repairs: ILT handles major repairs.

Communications: ILT is the first point of contact for all guests.

Responsibility of the host.

Change of guests: The hosts take care of cabin cleaning and laundry. If necessary, hosts place pre-ordered catering items in the cabin (see next page). We are happy to help you find cleaning staff.

Water supply: ILT cabins can be supplied with drinking water via an integrated 500-litre tank. Hosts are responsible for filling the water tank before guests arrive.

Light maintenance: The hosts provide light maintenance such as lamp replacement..

Consumables, Wood and Gas: You will ensure that all consumables, wood and gas are stocked and can be stored.

Our cabin standard

Cleanliness: A clean and tidy cabin is an essential part of our guest experience. We provide guidance and support on cleaning, so cleaning time per guest change is usually no more than 90 minutes.

Maintenance & repairs: In designing our cabins, we aim to provide our guests with a high-quality holiday experience while keeping the need for repairs as low as possible. Should a major repair be needed, ILT will take care of it. To avoid this for a long time, our landlords carry out regular on-site inspections and take on minor maintenance tasks (e.g. changing light bulbs).

Equipment and consumables: Our cabins are fully equipped with everyday equipment and consumables. Our hosts let ILT know if anything needs to be reordered and ensure that the cabin is always fully equipped.



Increase your income by
selling food products and
activities to ILT guests

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ALWAYS IN HIGH DEMAND:
BREAKFAST, DINNER AND
HOMEMADE SPECIALITIES.

Examples of food & drink:
breakfast offers, vegetable boxes
or barbecue packages.

HIGH DEMAND: FOREST
WALKS AND NATURE
ACTIVITIES.

Examples of nature experiences:
Mushroom and herb walks, tours
of nature parks and forests, visits
to beekeepers, etc.



ALWAYS GOOD: MOBILITY
OFFERS TO EXPLORE THE
REGION.

Examples of mobility services:
Bicycles, e-bikes, shuttles, etc.

Your advantages as a host

- ✓ ILT together with Ulis is an established sustainable nature tourism brand with a huge reach.
- ✓ Our tourism concept is in demand regardless of the season, with an annual occupancy rate of more than 80%. In fact, our best sites have an occupancy rate of over 90%.
- ✓ Future-proof source of income without investment costs.
- ✓ Greater diversity in the revenue structure - spreading the risk of your business in times of climate change.
- ✓ Additional income from selling catering and food products to guests.



Your earnings: As an ILT host, you will earn on average around €10,000 per cabin per year.

YOU RECEIVE 12%
REVENUE SHARE

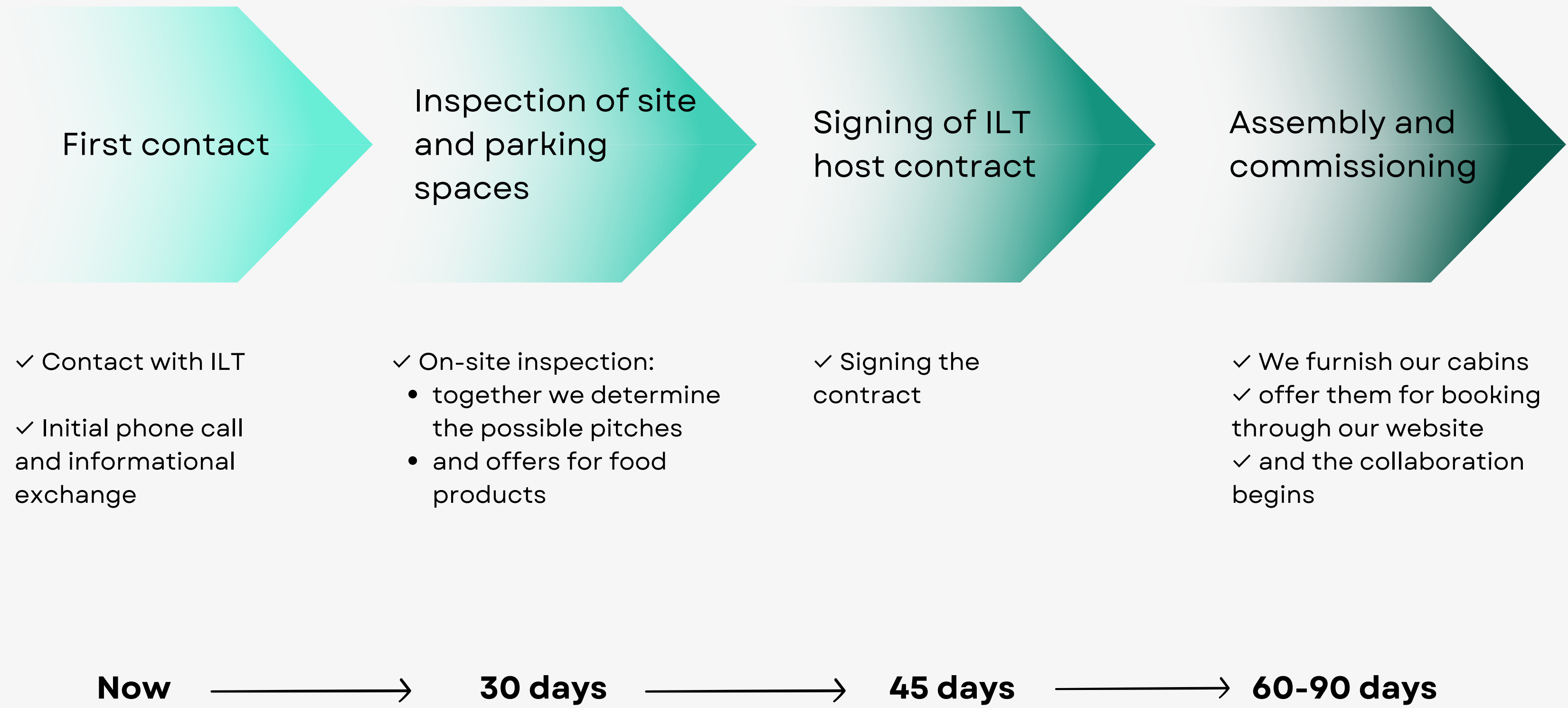
Number of cabins	1	2	3
Monthly revenue*	€432	€864	€1.296
Monthly additional income** (food and outdoor activities)	€417	€834	€1.251
Total monthly income	€859	€1,698	€2,547
Income per year	€10.188	€20.376	€30.564
<i>After 3 years</i>	<i>€30.564</i>	<i>€61,128</i>	<i>€91,692</i>

* Calculation based on a constant occupancy rate of 80% per month and a cabin price of €110 (excl. VAT) per night.

** Assuming a turnover of €40 per booking.



Become an ILT host in 60-90 days



Questions and answers

Do I have to welcome guests?

No: The cabins have keyless entry so guests can check in and out completely independently and without your intervention.

Do the cabins need electricity, fresh water or a drain?

No: the cabins can be completely self-sufficient thanks to solar power and water tanks. Thanks to a modern composting toilet, no access to waste water is needed either.

What are the terms and conditions of a contract with ILT?

We usually conclude service and rental contracts in which it is agreed that we "rent" a space and our hosts take over on-site service. The rental period is usually 2 to 4 years.

What does the typical ILT guest look like?

ILT attracts an urban and affluent crowd looking for a short break from their hectic lifestyles: couples, families, travellers, freelancers and digital nomads.

Do ILT cabins need a permit?

No: ILT cabins are mounted on mobile trailers and are not permanently attached to the ground. So only a "set-up site" is needed. If municipality does require a permit, we will take care of the application.

Are the cabins rented out all year round?

Yes: The cabins are weatherproof and can also be used in winter. All cabins are equipped with a small wood-burning stove for this purpose.

Contact

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NON-BINDING APPOINTMENT BOOKING



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