

Cabin / Glamping Planning Sheet

A cabin is a business — not a structure. Run the numbers.

Investment to Open

Unit type & build cost: \$ _____

Cabin \$25k–\$150k+ · Glamping \$10k–\$40k+ · Park model \$80k–\$150k+

Furnishings, deck, fire pit, hookups, Wi-Fi, appliances: \$ _____

= TOTAL TO OPEN: \$ _____

Annual Performance

Nightly rate \$_____ × realistic nights/yr _____ = revenue: \$ _____

Occupancy beats rate. \$250 × 60 nights < \$150 × 220 nights.

Operating costs (housekeeping, utilities, insurance, maintenance, software): \$ _____

= NET OPERATING INCOME (NOI): \$ _____

Payback (years) = total to open ÷ NOI: _____

Replacement reserve / yr (mattresses, HVAC, decks, linens): \$ _____

START WITH ONE. Build one unit, prove demand, refine operations — then scale. Growth should follow proven demand, not assumptions.