

JUST ROOMS

RENT A ROOM

Your Semi-Passive Income Stream

A proven franchise model delivering affordable housing solutions and predictable monthly revenue to franchise owners.

You Want to Build Wealth. But When?

01

You Want a Better Retirement

Your 401(k) won't get you there. You need a real asset that builds equity and pays you monthly.

02

You Want Passive Income

But you're trading 40+ hours a week for a paycheck. Every side hustle demands more time you don't have.

03

You Want Real Estate Wealth

Real estate is the answer — but landlording is a nightmare, and you can't quit your job to figure it out.

What if there was a real estate business that ran itself — while you kept your day job?

The Opportunity



52%

of Americans can't afford a \$1,000 emergency expense



3.8M

housing units short in the US — the worst gap in decades



70%

of remote workers need dedicated workspace at home

Millions of families need extra space they can't afford to build. Just Rooms fills that gap.

Proven in New Zealand

JustCabins NZ has operated for 20+ years with an award-winning franchise model. Just Rooms is the American expansion.

57+

Franchisees

3,000+

Cabins Deployed

98%

Occupancy Rate

6x

Franchise System
of the Year

"We've been winners of the Westpac Lifestyle Services Franchise System of the Year award for six consecutive years, including the Supreme Winner Award."

Now Launching in the USA

The same model that built a \$20M+ franchise system in New Zealand — now engineered for the American market.

- **Manufactured in Tucson, AZ**
Purpose-built facility producing insulated, carpeted rooms with lighting and electrical outlets
- **Certified by AZ Dept. of Housing**
Every unit meets state standards — giving customers and franchisees regulatory confidence
- **Three Sizes Available**
Standard 8'x12' | Large 8'x14' | Extra Large 8'x16'
Average unit price: ~\$14,500



How It Works

From customer inquiry to recurring monthly revenue in 4 simple steps

1

Customer Books

Online or by phone.
Simple scheduling
with territory owner.

2

Permitting Process

We handle the hassle. All
municipalities covered.
Expect about 45 days to
complete.

3

We Deliver

Room shipped
directly to the
customer's home.

4

Rent Flows Monthly

EZ-Pay deposit
and recurring
monthly payments.

Backyard installations only • No plumbing required • Fully insulated with lighting & outlets

The Business Model

Real estate you own. Recurring revenue you collect. A franchise that grows while you sleep.

Average Room Price

~\$14,500

per unit (your asset)

Monthly Rent Revenue

\$350-550/mo

per room (NZ model)

Target Fleet

25+ Rooms

for \$100K+ annual income

Occupancy Rate (NZ)

98%

virtually no vacancy

Why This Model Works

- You own the physical asset — it appreciates, not depreciates
- Monthly Recurring Revenue (MRR) — predictable cash flow
- High margins with minimal operating costs
- No retail storefront, no employees, no inventory headaches
- Grow at your own pace — add rooms as demand grows

Why This Beats Other Franchises

	Typical Franchise	Just Rooms
Retail Location?	Yes — lease + buildout	No — backyard delivery
Employees?	5-20+ staff required	None — owner-operated
Inventory / Spoilage?	Yes — food, products	No — durable asset
Revenue Model	Transactional / daily	Monthly Recurring (MRR)
Asset Value	Depreciates	Appreciates (real estate)

Just Rooms is not a typical franchise. It's a real estate business with franchise-level support — and none of the typical franchise headaches.

A Day in the Life

What running a Just Rooms franchise actually looks like — 5 to 10 hours per week

Morning

Check inquiries

Review new booking requests that came in overnight. Respond with availability.

Midday

Schedule deliveries

Coordinate with delivery team for upcoming installations. Most weeks: 1-2 deliveries.

Afternoon

Collect & track

EZ-Pay handles automatic monthly billing. Review payments, follow up on any issues.

Ongoing

Grow your fleet

Order new rooms as demand warrants. Each unit added = more monthly income.

Many NZ franchisees run Just Cabins alongside another job or business

Who Rents a Just Room?



Growing Families

Teenager needs their own space. Aging parent moves in. New baby on the way. Can't afford to move.



Remote Workers

Need a quiet, professional workspace. No commute. No coffee shop noise. Steps from the house.



Adult Children Saving

Young adults saving for a home. Need privacy and independence while keeping costs low.



Low-Income Housing

Affordable alternative to traditional construction. A safe alternative to help cities deal with housing shortages for the disadvantaged.

Target: Medium to low-income neighborhoods • Homeowners with yards • Suburban and semi-rural areas

Proof It Works

“

Financial goals I had when I joined in 2019 have been met. I couldn't recommend Just Cabins enough.

— NZ Franchisee

Goals met in 4 years

“

We've been able to grow the business to a point where we sold off two areas and still enjoy the same income.

— Multi-Territory Owner

Grew & split territory

“

It's an easy way to get another income stream. We see demand increasing due to the housing shortage.

— NZ Franchisee Couple

Semi-passive income

Source: JustCabins NZ franchisee testimonials • justcabinsfranchisesforsale.co.nz

Your Investment

What's Included

- Exclusive protected territory
- Initial fleet of rooms (inventory)
- Complete business & transport system
- Full training & ongoing support
- National brand & marketing system
- Display unit for your territory
- Operations manual & procedures

Franchise Investment

Franchise Fee

Initial Fleet

Working Capital

Cashflow Begins

**You own the rooms.
They're assets — not expenses.**

The Team Behind You

Decades of franchise expertise + a proven international operating system



DB

Dan Bish

Franchise Development

25+ years as a franchise consultant helping entrepreneurs build and scale franchise systems across multiple industries. Expert in franchise operations, territory planning, franchisee support and investment banking.



FP

Fenton Peterken

CEO, JustCabins New Zealand

Built JustCabins into New Zealand's most awarded portable cabin franchise. Chartered accountant. Grew the system to 57+ franchisees and 3,000+ units. 6x Franchise System of the Year winner.

You're not just buying a franchise — you're partnering with operators who built and scaled this model.

Limited Territories Available

Now Accepting Applications for US Launch Markets

Initial launch markets — Arizona &
surrounding states
Expanding nationwide as demand grows

- ◆ Exclusive territories — once assigned, they're taken
- ◆ Early adopters get first pick of highest-demand markets
- ◆ Manufacturing capacity in Tucson supports immediate ramp

Ready to Learn More?

Take the first step toward owning a Just Rooms franchise

1

Schedule a Discovery Call

30-min intro to the
franchise opportunity

2

Visit Our Tucson Facility

See the manufacturing
process firsthand

3

Review the Franchise Package

Full financials, territory
options & next steps

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Just Rooms — Your Next Semi-Passive Income Stream