

# Branded Hotels & Residential Developments



# Propiteer Capital PLC

At Propiteer Capital PLC our purpose is to empower our customers to invest with confidence. We offer an established development portfolio of over 19 projects, working with global property brands and high-quality construction teams to deliver attractive and sought-after property investment opportunities that are asset-backed, providing security to your funds.

## The Partnerships

Propiteer Limited is our developer partner, who we work closely with to source our development sites. Propiteer Limited extends our collaborative relationship to other strategic partnerships with key stakeholders including city councils, government agents, and world-class hotel brands such as Hilton and Marriott.

## Key points to note:

Our portfolio features branded hotels, bespoke luxury homes and apartments across the UK and Ireland, including town centre redevelopments and hotel and leisure facilities.

Our strategic partnerships help acquire nationwide locations that are in high demand and well-set to enjoy future economic growth and regeneration.

Our exclusive, unique developments are cherry-picked based on their profitability and demand, ensuring suitable return opportunities.

Our focus is to present new and exciting investment opportunities in high-quality assets and vibrant locations with competitive and attractive profit options.

Brizes Park, Essex



# The Propiteer Capital PLC Team



**Paul Hole**  
**Director & Credit Committee Chairman**

Paul has worked in the banking and financial industry for 28 years, gaining experience in asset financial modelling, regulatory and compliance processes. A seasoned compliance manager, he uses his expertise to reduce the level of risk to lenders and borrowers alike. Paul is experienced at forming relationships with external third-party contractors, developers, significant investors and introducers.



**Paul Lack**  
**Director**

A Barrister by training, Paul began his career in private practice before transferring to the employed bar in the late 1990s. During his career, he has gained wide experience in the financial services sector, working in almost every facet of compliance, legal, and operations at a variety of investment firms, establishing himself as a multi-talented senior executive with an operational and commercial approach.



**Estelle Tague**  
**Independent Credit Committee Director**

Estelle is the Head of Private Wealth at RWK Goodman. Her particular focus is on providing complex tax planning services for international and domestic high-net-worth individuals, trustees and property owners. She is highly recommended for her expert knowledge in both international and UK estate planning.



**Stephen Connolly**  
**Head of Treasury**

As Head of Treasury, Stephen manages the senior finance of Propiteer Capital PLC. He has significant experience at director level with both Bank of Ireland and Santander, where he managed portfolios of up to £2bn.



**David Gaynor**  
**Director**

David is a seasoned contractor with over forty years of experience and expertise. With a focus on high-end property construction, he has managed high-profile international projects at the most senior level, including iconic sovereign developments in the Middle East.

# Propiteer Ltd

From Propiteer's inception in 2016, the vision was to build a property development business, that could identify changing trends, then respond to people and society's needs. By targeting these higher demand trends we create a greater return, whilst delivering property projects which improves the environment that our customers live in.

## The Partnerships

Funded to date through founder equity and listed bonds, Propiteer Ltd through collaborative projects, has already forged strategic partnerships with key stakeholders. These include city councils, government agents and world class hotel brands such as Hilton and other leading brands.

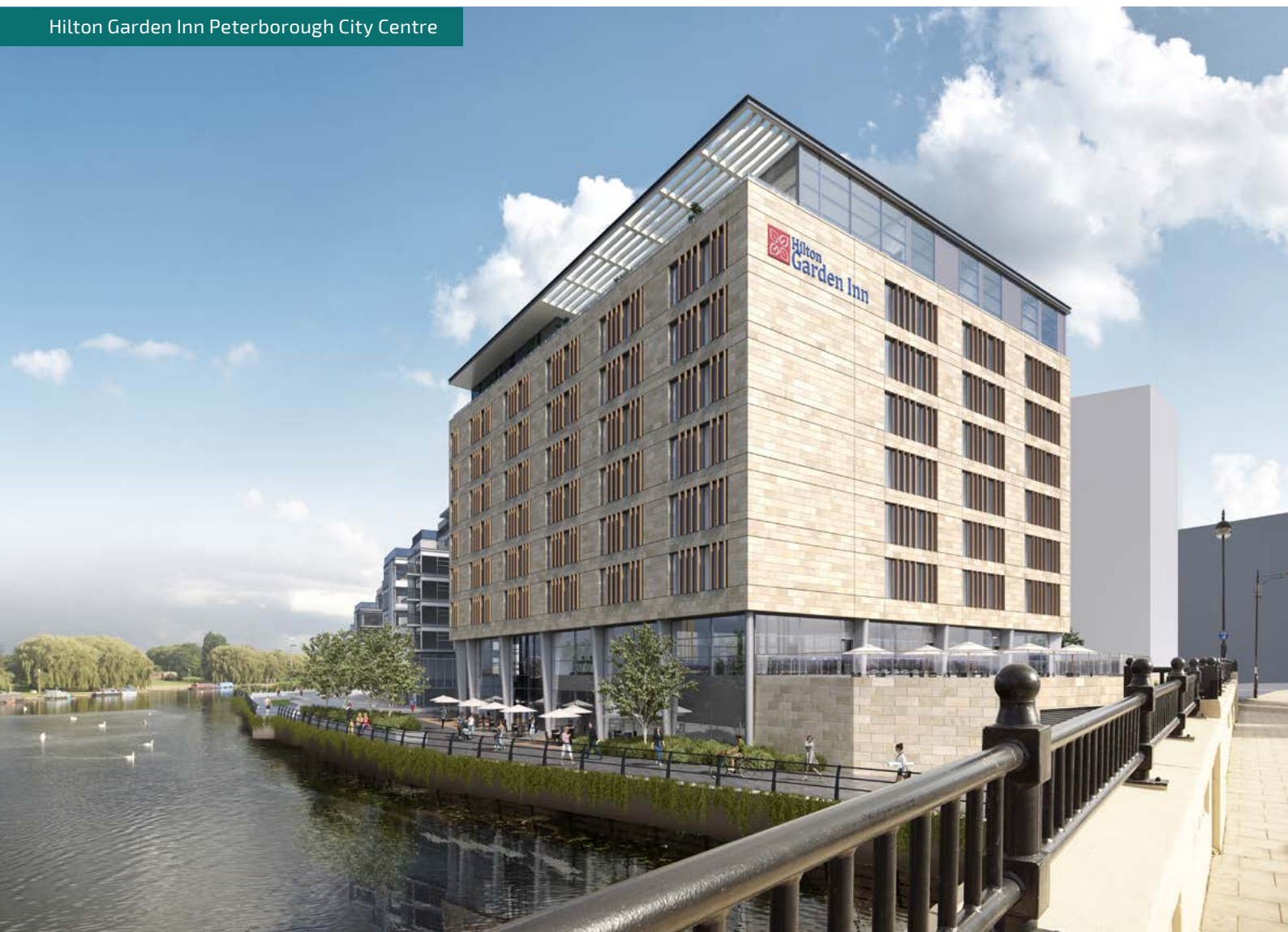
## Key points to note:

We are a proud strategic partner of two world-leading hotel brands Hilton and Marriott. Our current hotel development projects include Hilton Peterborough and Plymouth as well as Moxy by Marriott in Belfast.

The specialist team at Propiteer Ltd has decades of experience in delivering high-quality developments.

Our focus is to build world-class hotels and to create vibrant new communities and high-quality homes, so that our customers get to choose a home or place to stay that perfectly suits them, in a location that they can be proud of.

Hilton Garden Inn Peterborough City Centre



# The Propiteer Ltd Team

## Colin Sandy Co-founder & Director

Colin Sandy spent 25 years as Lord Sugar's Finance Director in the Amshold Group and is now a chartered tax adviser with a Doctor of Letters (Hon D Litt) from the Claude Littner Business School, University of West London. He has extensive knowledge in asset acquisition, development, exit strategies, and share structures.



## Dave Marshall Co-founder & Director

Dave Marshall is an experienced entrepreneur who began his career in operations, finance, and buying. Specialising in asset business strategies, Dave is the CEO of the Never What If Group, a company that trades in numerous industries from hotels to digital marketing.



## Paul Warner Propiteer Homes Development Director

Paul brings over 40 years of experience developing over 1,000 residential units. Not just an experienced developer, Paul also specialises in obtaining planning and improving scheme profitability.



## Mike Aspinall Propiteer Hotels Development Director

Mike has 25 years' experience in hotel development with world-class brands including Hilton Worldwide, Marriott International, and IHG Continental.



## Richard Martin Propiteer Hotels Operation Director

Richard has over 30 years' experience in hotel management with world-class brands including Hilton Worldwide, Marriott International, Warner Leisure, and Forte.

# Building trading Hotels



## World-class Brands

We work with the world's leading hotel brands to deliver our prestigious hotel developments. Hilton and Marriott have both been operating hotels for circa 100 years and our close partnerships mean that our branded hotel developments are occupancy driven by the industry's top booking engines, giving us exposure to 230 million loyalty members combined.



## The Right Location

When sourcing our hotel sites, we target only high-demand locations using robust market data. Each hotel gains up to 20 years of regional exclusivity and is planned to operate on an ultra-efficient 'focused service' model that dominates the market. All of our locations are cherry-picked to ensure attractive prospective profits.



## An Award-winning Team

Each of our hotels is carefully developed to meet the brands' high service, design, and facility standards. This has enabled us to create an award-winning hotel management team that has been presented with numerous Hilton accolades over the years, including Example of Excellence, Best of the Best, and the Hamptonality award. We also own the only Hilton in the world to win Hilton's highest accolade, the CEO Light & Warmth Award, twice.

# Residential Developments

## Bespoke Design

Optimising for maximum resale value requires careful design. We employ the very best architects to design our developments, ensuring our developments have a modern look and feel, whilst also being optimised to the maximum number of houses or apartments at each site. Our beautiful homes are unique and each apartment or house is individually designed to create the ideal home. All of our developments are built to be highly efficient, warm and fantastic place to live.



## Choosing the Right Location

Choosing the right location is paramount. For example, we require good transport links, strong levels of employment and great value land. We always choose attractive locations that are desirable and require housing stock. Our focus is to create vibrant new communities and high-quality homes, so that our customers get to choose a home that perfectly suits them, in a location that they can be proud of.



## Using High-Quality Materials

Our homes are built to last for the long-term. From kitchens, to sanitary ware, tiles to trims, we only use top quality materials in all of our developments. It is our attention to detail that truly sets us apart. We always aspire to create bright, open living spaces on larger than average plots; taking time to source exactly the right materials and only using fixtures and fittings of a high standard to match the homes we build.



# Developments in the bond



Hilton Garden Inn Plymouth

BRANDED HOTEL

# Hilton Garden Inn

PLYMOUTH WATERFRONT

## The Location

Plymouth is known as Britain's Ocean City - a vibrant waterfront city packed with attractions, beautiful views, and history. Its top attractions include the UK's biggest aquarium, boat tours, exciting museums, and a stunning coastline filled with envied beaches and hidden coves. There are also plenty of historic trails, landmarks, exhibitions, and galleries around.

Plymouth is also home to several top celebrity chefs and it features fresh seafood, cosy cafes, local pubs, and delightful bistros for all tastes.





The Sound



# Hilton Garden Inn

PLYMOUTH WATERFRONT

## The Strategy

Our Plymouth site was chosen for its rich maritime heritage, its strong pull for tourism and its status as the regional capital for culture, making Plymouth one of the most dynamic and fascinating places to visit in Devon. This demand will be serviced by our prestigious Hilton hotel, offering locals and tourists a trustworthy place to stay in Plymouth.

## The Development

The new upscale hotel will contain 175 bedrooms and will be ideally located on the stunning waterfront facing the Plymouth Sound. It will also include a number of suites, all of which will provide the best rooms in the city. The top floor will feature beautiful panoramic views of The Sound from the popular sky bar. The hotel will also include a modern restaurant with a spacious outdoor terrace and will be accompanied by 142 apartments and luxury penthouses.



# Key Information

HILTON GARDEN INN PLYMOUTH



**£30m**  
GDV



**£7.63m**  
3yr EBITDA\*



**Planning**  
Project Status



**City Centre**  
Location



**175**  
# of Bedrooms

## Property Overview

- 175 bedrooms
- Upscale hotel in a prime waterfront location
- Sky Bar with stunning panoramic views of The Sound
- A selection of suites will provide the best rooms in the city
- Modern restaurant with spacious outdoor terrace

## Opportunity in Plymouth

- Britain's Ocean City
- Filled with a rich maritime history
- Stunning coastline attracts both locals and visitors all year round
- Plenty of high-quality food outlets and local cuisine
- A dynamic and fascinating point of interest in Devon

## Site Acquisition Costs

Land Purchase:	£1,025,000
Legal Costs:	£60,000
Stamp Duty:	£50,000
Development Costs:	£23,377,000
Gross Development Value:	£33,894,254

EBITDA After Fees & FF&E*:	£ Total
Year One	<b>£2,256,677</b>
Year Two	<b>£2,556,500</b>
Year Three	<b>£2,824,521</b>



Conceptual Image of Clondalkin

RESIDENTIAL

# Clondalkin

DUBLIN

## The Location

Clondalkin is a suburban town just outside of Dublin. It features an 8th Century round tower that acts as a focal point for the area and is packed with family-friendly activities and facilities. Being situated so close to the capital, Clondalkin is ideal for those looking for a small town home with easy access to the city centre.





Illustration of Clondalkin



# Clondalkin

DUBLIN

## The Strategy

Featured in the Irish Times, this project defines how high-quality, mixed-density residences solve three problems in one: offering quality rental homes, new income opportunities for investors, and helping reduce the chronic Dublin housing shortage. The development also fits perfectly with the Irish government's Project 2040 initiative which is derived from how the country will accommodate an anticipated additional one million residents.

## The Development

Our Clondalkin apartments are based on a 20-acre site, the only large-scale site granted this level of zoning in Dublin. It will feature over 1,600 modern apartments, including a range of studios and 1/2/3 bedrooms with essential facilities like childcare, retail, and food outlets.



# Key Information

CLONDALKIN, DUBLIN



**€735m**  
GDV



**€143.4m**  
EBITDA\*



**Pre-planning**  
Project Status



**20 Acres**  
Site Size



**1700+**  
# of Bedrooms

## Property Overview

- 20-acre site
- Over 1,600 modern apartments with dedicated parking
- Will feature a range of studio and 1/2/3 bedroom apartments
- The buildings will include additional facilities like childcare, retail, and food outlets
- Local amenities include cycle routes and outdoor recreational areas

## Opportunity in Clondalkin

- Our site is zoned for town centre redevelopment
- Considered to be one of the most significant developments within the city
- Clondalkin is one of Dublin's most historic and sought-after areas
- Clondalkin is specified as a key Dublin focus area for vibrant urban living
- Dublin is ranked 3rd in Europe on real estate fundamentals and rental growth prospects

## Site Acquisition Costs

Land Purchase:	€24m
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Legal Costs:	TBC
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Stamp Duty:	TBC
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Development Costs:	€591m
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Gross Development Value:	€735m
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<b>Total EBITDA*:</b>	<b>€143.4m</b>
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Abbots Gate

RESIDENTIAL

# Abbots Gate

BURY ST. EDMUNDS

## The Location

Bury St Edmunds, commonly referred to locally as Bury, is a historic market, cathedral town and civil parish in Suffolk, England. The picturesque Bury St Edmunds Abbey is near the town centre.

Bury St Edmunds is known as Suffolk's Foodie Town with many high quality award winning restaurants and local pubs for home cooked food. It is surrounded by countryside with over 1000 years of history and home to the Green King Brewery, Abbey Gardens, Cathedral and Angel Hotel.

It also has the well-respected King Edward VI Grammar School and County High School plus the South Lee Private School as well as the West Suffolk College.





Abbots Gate



# Abbots Gate

BURY ST. EDMUNDS

## The Strategy

Abbots Gate is in the centre of the town and was chosen because of the ability to create a variety of different dwellings, that caters for the affluent older customer and professional families. The previously brownfield site allows us to create unique and well designed homes in the centre of the town, at high density, maximising the developments resale value.

## The Development

Development of thirty-three 2, 3 and 4 bedroomed town houses and thirty-three 1 and 2 bedroomed apartments on the edge of Bury St Edmunds Town Centre carried out in 2 phases. The site is close to the West Suffolk Hospital and within walking distance of the mainline railway station with trains to Cambridge, Ipswich and London. The A14 trunk road passes through Bury St Edmunds.



# Key Information

ABBOTS GATE - BURY ST. EDMUNDS



**£28.8m**  
GDV



**£10.4m**  
EBITDA\*



**Under Construction**  
Project Status



**6 acres**  
Site Size



**66**  
# of Units

## Property Overview

- Prestige Homes
- Mix of 31 apartments and 35 modern 2, 3 and 4 bedroom town houses
- Close to the hospital
- Walking distance of mainline railway station
- Great transport links by road

## Opportunity in Bury St. Edmunds

- Located within one of the fastest growing areas in the UK
- Plenty of local hospitality
- Located 5 minute walking distance from the town centre
- Voted UK's best market town
- Jewel in the crown of Suffolk

## Site Acquisition Costs

Land Purchase: £1,460,000

Legal Costs: £408,000

Stamp Duty: £73,000

Development Costs: £16,400,000

Gross Development Value: £28,800,000

**Total EBITDA\*:** **£10,459,000**



Kneesworth

RESIDENTIAL

# Kneesworth

ROYSTON

## The Location

Bassingbourn-cum-Kneesworth is a civil parish in the South Cambridgeshire district of Cambridgeshire, England, 14 miles south-west of Cambridge and just north of Royston, Hertfordshire.

The village known as Bassingbourn-cum-Kneesworth is 14 miles South of Cambridge with a population of 3500. It has several pubs and restaurants plus a convenience store and other individual shops. Meldreth Railway Station is 3 miles away with trains to London in just over an hour. The A10 is also close by. It has a primary school, sixth form college and drama school.





# Kneesworth

ROYSTON

## The Strategy

With a shortage of properties for families and first-time buyers being within short commute of Cambridge, Royston was the ideal location to create bespoke, high-spec homes that catered for the family market.

## The Development

A future development of over 140 family houses and apartments in 4-5 phases over the next 5-10 years.



# Key Information

KNEESWORTH - ROYSTON



**£66.5m**  
GDV



**£20m**  
EBITDA\*



**Pre-planning**  
Project Status



**16 acres**  
Site Size



**142**  
# of Units

## Property Overview

- 142 units built in 3 phases
- Close proximity to Cambridge
- Railway station within 3 miles
- High spec homes
- Great transport links by road

## Opportunity in Royston

- Strong transport links to central London and the rest of England
- Increase in housing demand in the region
- Good local entertainment
- Excellent educational facilities
- Stunning village

## Site Acquisition Costs

Land Purchase: £9,000,000

Legal Costs: TBC

Stamp Duty: TBC

Development Costs: £37,500,000

Gross Development Value: £66,500,000

**Total EBITDA\*: £20,000,000**



RESIDENTIAL

# Roydon

EPPING FOREST

## The Location

Roydon is a village located in the Epping Forest district of the county of Essex, England. It is located 1.5 miles west of Harlow, 3.5 miles east of Hoddesdon and 4.6 miles northwest of Epping, forming part of the border with Hertfordshire. The village lies on the Stort Navigation and River Stort.

Roydon is only 21 miles North of Central London with Roydon Railway Station having trains into London in 40 minutes. There are also excellent road links via the M11 to London and Stansted Airport and the A414.

The village has several pubs, restaurants and a convenience store and scenic walks along the River Stort. It also has Roydon Primary Academy School.





Stunning natural beauty within walking distance



# Roydon

EPPING FOREST

## The Strategy

To create a housing mix in order to maximise the resale of properties to a wide audience.

## The Development

The site is due to be granted planning consent shortly for conversion of the former Victorian School Building into ten 1 and 2 bedrooomed apartments, six new build 2 and 3 bedrooomed apartments and ten new build 4 and 5 bedrooomed houses in an attractive wooded setting in Roydon village.



# Key Information

ROYDON - EPPING FOREST



**£16.7m**  
GDV



**£4.65m**  
EBITDA\*



**Pre-planning**  
Project Status



**3.3 acres**  
Site Size



**26**  
# of Units

## Property Overview

- Victorian mansion conversion
- Ten 1 to 2 bed apartments
- 16 houses
- Attractive wooded setting
- Located close to the scenic River Stort

## Opportunity in Roydon

- Close to London
- Good transport links
- Upmarket village life
- Good local entertainment
- 21 miles to central London

## Site Acquisition Costs

Land Purchase: £2,500,000

Legal Costs: £285,000

Stamp Duty: £125,000

Development Costs: £9,200,000

Gross Development Value: £16,760,000

**Total EBITDA\*:** **£4,650,000**



# New developments opportunities coming soon



Fletton Apartments

RESIDENTIAL

# Fletton Quays

NENE WARF, PETERBOROUGH

## The Location

The bustling cathedral city of Peterborough in Cambridgeshire is home to an impressive array of shops, parks, and historical and cultural attractions. One of the top things to do here is to visit Peterborough Cathedral, an ancient abbey with spectacular views of the heart of the city. As well as shopping outlets, museums, and the Greyhound Stadium, you'll also find Nene Park, which is a great quiet escape with cycle trails, kayaking, and other activities. It also serves the stunning waterfront location for our Fletton Quays apartments.





Fletton Quays Apartment Interior



# Fletton Quays

NENE WARF, PETERBOROUGH

## The Strategy

Peterborough has had the fastest growth rate over the last 10 years of any UK city. It was also named the 6th fastest-growing city in 2018. Last year, Peterborough also introduced a new university campus, which will contribute to the city's continuing growth, making this city centre an ideal location for our luxury apartments that will be able to service its growing population and demand.

## The Development

Boasting high-end design and a prime location along the River Nene, our Fletton Quays apartments raise the bar for Peterborough living. The development features 100 purpose-built 1 and 2-bedroom apartments with private parking, private outdoor spaces, and secure cycle storage. The Fletton Quays homes are set within landscaped podium gardens and come with fantastic city and waterfront views.



# Key Information

FLETTON QUAYS - NENE WARF, PETERBOROUGH



**£26m**  
GDV



**£8.07m**  
EBITDA\*



**Under Construction**  
Project Status



**City Centre**  
Location



**100**  
# of Apartments

## Property Overview

- 100 purpose-built luxury apartments in the vibrant heart of Peterborough
- Set within landscaped gardens on a picturesque river bank
- Part of a £120m regeneration scheme
- Homes are complete with private parking and private balconies/terraces
- Unique views of River Nene and Peterborough Cathedral

## Opportunity in Peterborough

- Peterborough is perfectly positioned for London, Cambridge and beyond
- Nearby airports include London Luton and East Midlands Airport
- Peterborough has had the fastest growth rate over the last 10 years of any UK city
- 6th fastest-growing city in 2018
- New university campus will contribute to Peterborough population and demand growth

## Site Acquisition Costs

Land Purchase: £937,254

Legal Costs: £66,892

Stamp Duty: £48,240

Development Costs: £16,875,747

Gross Development Value: £26,000,000

**Total EBITDA\*:** **£8,071,867**



Moxy by Marriot Belfast

BRANDED HOTEL

# Moxy By Marriott

BELFAST CATHEDRAL QUARTER

## The Location

Northern Ireland's capital and birthplace of the RMS Titanic offers entertainment, cultural escapes, scientific exhibitions, and literary inspirations. As well as providing plenty of daily attractions, Belfast is also known for its sustainability pledge, including green attractions, green stays, and green spaces.

Belfast is alive with culture and entertainment, from festivals and live music, to world-class attractions. It is also conveniently located near several airports, sea crossings, and direct rail links for easy and accessible navigation of the local area and beyond.





Moxy by Marriot Belfast



# Moxy by Marriott

BELFAST CATHEDRAL QUARTER

## The Strategy

Booming Belfast is an excellent location for our modern Moxy hotel. Belfast is a city for all ages and the Moxy will cater to anyone looking for a unique and unforgettable stay that is convenient and affordable.

The Moxy by Marriott Belfast brings Marriott International's contemporary brand to the historic Cathedral Quarter of Northern Ireland's capital city.

## The Development

The hotel facilities include 164 stylish bedrooms, a fitness room, and a large reception, dining, and bar area on the ground floor which is designed to be able to accommodate live music – a necessity in this vibrant area of the city! In addition, the hotel is crowned by a roof top sky bar which will afford excellent views across the centre of Belfast.



# Key Information

MOXY BY MARRIOTT BELFAST



**£26.9m**  
GDV



**£7.90m**  
3yr EBITDA\*



**Pre-planning**  
Project Status



**City Centre**  
Location



**164**  
# of Bedrooms

## Property Overview

- 164 bedrooms
- Fitness room and gym, large receptions, dining and bar areas
- Live music in the ground floor bar
- Rooftop sky bar with excellent views of Belfast
- A unique, contemporary Marriott hotel

## Opportunity in Belfast

- Belfast is filled with unique history and culture
- Plenty of varied attractions and points of interest
- Close to the world famous Giant's Causeway and stunning Mourne Mountains
- A booming city that caters to all groups and ages
- Sustainable Belfast programme pledges to make this a future-proof city

## Site Acquisition Costs

Land Purchase:	£3,787,669
Legal Costs:	£60,000
Stamp Duty:	£117,000
Development Costs:	£23,377,000
Gross Development Value:	£33,894,254

EBITDA After Fees & FF&E*	£ Total
Year One	<b>£2,297,110</b>
Year Two	<b>£2,662,439</b>
Year Three	<b>£2,947,875</b>



# Previous Projects



Hilton Peterborough

BRANDED HOTEL

# Hilton Garden Inn

PETERBOROUGH CITY CENTRE

## The Location

Peterborough is a thriving metropolitan city centre and boasts one of the busiest exhibition centres in the east of England, surrounded by picturesque views and stunning attractions. The River Nene flows through Peterborough and the stunning Nene Park, which is the waterside location of our Hilton Garden Inn hotel. The Cathedral Square, known for its 12th century Cathedral, is also on our hotel's doorstep. The city is filled with history and culture which attracts sightseers and tourists from the UK and overseas.

As well as offering a fantastic culinary scene with plenty of fine restaurants and local pubs, Peterborough can be found nestled in the Cambridgeshire countryside and outdoor activities to take full advantage of this amazing landscape include: tranquil nature reserves, heritage farms, and archaeological sites to name but a few.





Hilton Lobby Area



# Hilton Garden Inn

PETERBOROUGH CITY CENTRE

## The Strategy

As one of the fastest-growing cities in the UK, Peterborough is booming – and is well placed logistically and geographically. Our new hotel Hilton Peterborough perfectly aligns with the city's continued ambitious growth plans which have already seen the launch of ultra-fast trains that now link Peterborough to central London in just 35 minutes.

## The Development

The hotel offers 160 bedrooms, 5 flexible function rooms, a state-of-the-art Hilton Fitness Centre, and a riverside restaurant and bar. The rooftop Sky Bar that crowns the hotel will provide unparalleled views of the River Nene and Peterborough Cathedral. The site is also near ARU Peterborough, a student campus specialising in health, education, and social care courses.



# Key Information

HILTON GARDEN INN - PETERBOROUGH CITY CENTRE



**£2.6m**  
GDV



**£6.62m**  
3yr EBITDA\*



**Under Construction**  
Project Status



**City Centre**  
Location



**106**  
# of Bedrooms

## Property Overview

- A prestigious Hilton hotel
- 160 bedrooms and state-of-the-art facilities
- Top-floor Sky Bar
- Aspiring to be the finest Hilton Garden Inn in Europe to date
- Great connectivity with easy access by road and rail

## Opportunity in Peterborough

- One of the UK's fastest growing cities
- A vibrant city location
- Plenty of local hospitality, fascinating history, and stunning surroundings
- The new university will attract new residents and visitors
- High-speed trains to central London

## Site Acquisition Costs

Land Purchase:	£959,481
Legal Costs:	£238,515
Stamp Duty:	£51,060
Development Costs:	£26,965,393
Gross Development Value:	£29,789,299

EBITDA After Fees & FF&E*	£ Total
Year One	<b>£1,907,536</b>
Year Two	<b>£2,231,310</b>
Year Three	<b>£2,482,441</b>



Brizes Park, Essex

RESIDENTIAL

# Brizes Park

BRENTWOOD, ESSEX

## The Location

Our landmark Brizes Park site sits near Brentwood, in the beautiful South Essex countryside. With plenty of interesting history and sightseeing to enjoy including the remains of a 12th Century chapel, Brentwood developed into a place of commerce today with a bustling high street, independent shops, and popular restaurants. But its vibrant scene mixed with the surrounding beautiful open spaces and historic locations make Brentwood an ideal place to live.





Brizes Park, Essex



# Brizes Park

BRENTWOOD, ESSEX

## The Strategy

Brentwood makes a regular appearance in the most desirable places to live lists, so as well as offering luxury, bespoke homes in a quaint location, Brizes Park also services London commuters and visitors with excellent transport links. It's also just a short drive to the vibrant city of Chelmsford, which is also very well connected to Central London.

## The Development

The development offers a collection of expertly renovated and re-crafted apartments consisting of the Main House (10 superbly designed 2/3/4 bedroom apartments), stables and estate offices (4 individual units), walled garden dwellings (8 units, each with a garden), and a barn conversion (self-contained units with separate access).



# Key Information

BRIZES PARK - BRENTWOOD, ESSEX



**£27.1m**  
GDV



**£9.25m**  
EBITDA\*



**Under Construction**  
Project Status



**75 Acres**  
Site Size



**65**  
# of Units

## Property Overview

- 65 units
- 75 acres of private and secure lands
- Expertly renovated and re-crafted homes and apartments
- A magnificent, quaint location with stunning views of private and secure parklands
- Convenient links to London and surrounding towns

## Opportunity in Brentwood

- Brentwood is frequently named one of the most desirable places to live
- A historic town
- Plenty of popular restaurants and independent shops
- Brentwood offers both a bustling town centre as well as beautiful open spaces
- Well-positioned with convenient links to Central London and neighbouring towns

## Site Acquisition Costs

Land Purchase:	£6,200,000
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Legal Costs:	£48,620
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Stamp Duty:	£299,500
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Development Costs:	£14,291,926
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Gross Development Value:	£30,100,000
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<b>Total EBITDA*:</b>	<b>£9,259,954</b>
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Propiteer  
Capital PLC

**Risk Warning:** Your capital is at risk. The value of your investment may go down as well as up. Past performance does not indicate future performance. There is no right for compensation in respect of poor investment performance and your investment may not be covered by the UK Financial Services Compensation Scheme (FSCS) or any other compensation scheme. VCAP Capital Ltd does not provide any advice in relation to the investment opportunities promoted via its website or publications.

Real estate property values may go down or as well as up and there are various reasons why the value of a property may decrease. Past performance of a property is not a reliable indicator of future valuations or income streams. Any future downturn in the real estate market generally or changes to local environmental circumstances such as weather conditions, natural disaster, planning permission decisions, or local demand, etc. could have an adverse effect on the value of any investment you make, meaning that you may receive lower returns than you expected or potentially no returns at all. You should make sure you have considered this risk from the outset.

Any investments described herein are generally illiquid. This means that once you have committed your money it could be difficult for you to exit your investment and get your money back at a time that suits you.