



Why Invest?

Investing in the Hotel Sector

Business Model

Investing in the Propiteer Capital Property Bond allows you to take advantage and profit from high-end, commercial property development opportunities that include Residential Properties and Branded Hotels. Our bond is set up to cater to any investment needs, including monthly or annual payments, with varying terms and exit notice periods, and fixed rates of up to 9% per annum.

Our Branded Hotels security is a trading and development asset activity that is occupancy-driven from the established and market-leading Hilton and Marriott International booking engines.

We finance high-quality branded hotels in desirable areas using robust market data, and the brands' 7 'focused service' sub-brands enable us to target each geographic region, providing Hilton and Marriott with up to 20 years of regional exclusivity. Additionally, with our ultra-efficient 'focused service' operating models, we're able to dominate the market and generate higher profits.



Why Invest in Our Hotels?

- ✓ High-demand locations across UK and Ireland.
- ✓ Occupancy-driven from world-leading Hotel & Marriott booking engines.
- ✓ Each hotel secures regional exclusivity.
- ✓ Ultra-efficient operating models.
- ✓ 'Focussed service' hotel portfolio.

Asset-backed Securities

The Bond is backed by the loans made by the Company to develop SPVs that themselves own property assets. Consequently, should the borrower (Propiteer Capital PLC) be unable or unwilling to repay the Bond, the Security Trustee could step in and those loans could be called, and ultimately properties sold, in order to provide funds to repay the Bond.

Experience

Our experienced team consists of the following members:



Dave Marshall
Founder and Director of Propiteer Limited

Dave Marshall is an experienced entrepreneur who began his career in operations, finance, and buying. Specialising in asset business strategies and property development, Dave is also the CEO of the Never What If Group.



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 Hotel Operations Director

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



Paul Warner
Propiteer Homes Development Director

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