



Exclusive Investment Opportunities

“Helping raise capital for property developers whilst offering bespoke property investment opportunities for private individuals”

What do we do ?

- We offer a versatile range of investment products, with double digit returns and defined investment strategies
- We work under FCA Regulation meaning these investment models are suitable for: -
 - High Net Worth and Sophisticated investors
 - Pension investors
 - Cash investors
 - Company investments
 - Trust investors
- Opportunities include UK residential property, city centre rejuvenation projects, retail and commercial projects, globally recognised hotel brands

We are proud to be associated with well-known brands including: -

COSTA



SUBWAY



GREGGS



Hilton

Marriott
INTERNATIONAL

V
VINE

How can we help you ?

- UK residential property – through our strategic partners, we have exclusive access to true ‘off-market’ equity raise opportunities
- UK retail assets – benefit from acquisition opportunities using ‘Option Deals’ which can significantly transform value through planning gain
- Hotel Portfolio Investment – direct and exclusive access to the development of UK based Hilton and Marriott hotels offering both investment returns and equity share

How does it work, how do we generate our returns ?

- Client funds are deployed towards true ‘off-market’ opportunities (local authority, banks, trusts, and distressed business sales)
- Assets are selected where we can significantly transform value
- Strategic Purchase – acquisition is made using ‘Option Deals’
- Planning Gain – land acquisition to secure planning and sell on for development by a third party
- Develop Out – land acquisition to secure planning and develop directly

A Recent Example

Rushden Services, Rushden, Northamptonshire

1.7-acre site Rushden site acquired. An application was submitted successfully for a roadside convenience site providing petrol station and drive-thru coffee facility. Blue chip operators were secured, and upon completed, the development was sold to a FTSE 250 listed real estate trust (REIT)

Project Timeline

- Q3 2018 – Acquisition of 1.7-acre site, located on the A6 bypass and close to Rushden town centre
- Q4 2018 – Planning application submitted
- Q3 2019 – Outline planning approval granted for petrol station and drive-thru retail unit. Work begins on securing blue-chip tenants
- Q4 2019 – Tenants Acquired with Euro Garages Limited and coffee operator secured
- Q2 2020 – Land, Leases and Investment Sale Completed – in May 2020, the business completed a triple sale to London Metric, the FTSE 250 listed real estate investment trust (REIT)



The Investment Models

Opportunity One

Two Year Model (Biannual Income Product)

- Multiple Locations
- Short term investment opportunity
- Loan note term of 2 years with income interest payments
- Interest earned will be 10% per annum gross
- Secured with a first legal charge over properties purchased and a fixed and floating charge
- Security Trustee appointed to represent the interests of the loan note holders

Timescale	24 months
Forecast return	10% pa
Cost per loan note	£5,000.00

Opportunity Two

Two Year Model (Deferred Product)

- Multiple Locations
- Short term investment opportunity
- Loan note term of 2 years with deferred interest
- Interest earned will be 12% per annum gross
- Secured with a first legal charge over properties purchased and a fixed and floating charge
- Security Trustee appointed to represent the interests of the loan note holders

Timescale	24 months
Forecast return	12% pa
Cost per loan note	£5,000.00

Why these should sit within your investment portfolio and your investment strategy

- Stock Market – Open to volatility through uncertainty in timing, speculation, and circumstances
- Interest Rates – Currently 0.1%, from 0.25%, but 0.75% since 2nd August 2018
- Savings – It could cost you to leave money in the bank
- Borrowing – Some mortgages now at 60% LTV but the banks and the Government are determined to avoid irresponsible lending and potential housing crash

Summary

Double digit returns of 10% or 12% return p/a with investment models suitable for: -

- High Net Worth and Sophisticated investors
 - Pension investors
 - Cash investors
 - Company investments
 - Trust investors
- Providers are UK based Companies with extensive experience and success
 - Residential, major UK retail, rejuvenated areas, and growth locations
 - Clear concise investment structure with security provided to investors in the form of First Legal Charge

Contact Details: -

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