



Investment Opportunities




IT IS WITH GREAT PLEASURE THAT WE OFFER YOU AN OPPORTUNITY TO INVEST WITH US.

This document provides a summary of who we are, what we do, reasons to invest with us and the opportunities available to you should you choose to invest with Parker Grears Developments.



THIS IS WHO W

A large, faint, light grey outline of a house with a chimney and two windows is positioned on the left side of the page, partially overlapping the text area.

Parker Grears Developments is an independent property development company, specialising in the construction of bespoke new homes, extensions and renovation projects, operating from Nuneaton and within the surrounding Areas.

Sean Parker and Paul Grears are the Managing Directors of Parker Grears Developments, bringing a wealth of construction knowledge and property experience from their respected construction company.

Parker Grears Developments come from a background in domestic construction companies specialising primarily in large residential extensions and renovations. Founded in 2019, the construction company has grown to be regarded as one of the area's leading residential contractors, with a proven track record and fantastic reputation.

CREATING HOMES NOT HOUSES

Parker Grears Developments draws from the infrastructure and relationships that have been honed and built over many years with our construction company and network. Consolidating logistics and pooling resources have afforded us a smooth and natural transition into the development world.

Our Company Mission is to create unique new homes and premises to the highest quality, specification and standards that inspire and exceed expectations – creating homes not houses.

All of our developments are thoroughly and thoughtfully designed by our fantastic team of local professionals; drawing on many years of collective expertise, we ensure that all of our developments integrate flawlessly into established communities, complementing their respective locations, whilst also being sympathetic to their environment and local architectural styles.





Andrew Hubbard
Founder



As Company Directors, we have invested a substantial amount of time, money and resources into high quality Continuing Professional Development, to maximise goal driven success and results with Parker Grears Developments.

Andrew Hubbard is one of the country's leading property developers, founder of the Developing Homes Community, architect of the Developing Homes Property Development Courses, and a Business Partner of the Assets for Life team – an industry leading, Forbes -featured property business training and wealth education company.

We are both graduates of Andrew Hubbard's Property Developers Bootcamp Course, Partner-Level members of the exclusive Assets for Life Developers Academy, members of the Developing Homes (Private) Community, and are both mentees of Andy's.

We cannot understate the importance of this professional community of like-minded individuals we are a part of, and the support and guidance we receive from our mentor Andrew.

With years of property experience, coupled with an invaluable development community and network, we provide a wealth of reasons why we're the correct partners when it comes to smart development investments. We offer three different ways to invest in Parker Grears Developments.

FIXED RETURNS

Our Fixed Return sees Your money invested for a set period of time, with a fixed interest rate that is rolled up at the end of the loan term, at which point the capital and accrued interest is paid back— or re-invested with us.

The ROI percentages we offer our investors will always outperform that which you would receive from any Bank or ISA. Our guideline interest rates for our investors are as follows:

LOAN AGREEMENT INTEREST RATES:

Amount invested	12 months	24 months
£1,000,000+	18%	20%
£750,000 - £999,999	14%	16%
£500,000 - £749,000	12%	14%
£250,000 - £499,000	10%	12%
£100,000 - £249,999	8%	10%
£50,000 - £99,999	6%	8%



PROFIT SHARE - JOINT VENTURE

For certain developments, we offer the unique option of a Profit Share ROI. This type of investment is generally reserved and dictated by the high level of investment that is being offered, and is negotiated by ourselves and the investor at the time of proposal.

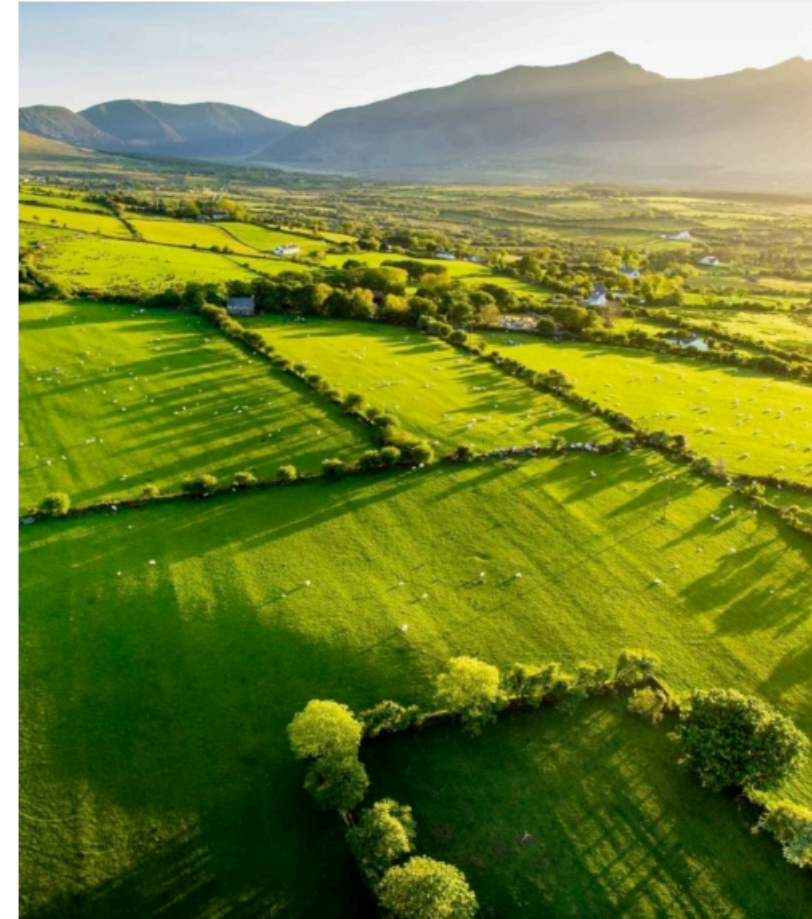
If a Profit Share ROI is deemed appropriate, the investor will be informed, and a conversation to decide on the percentage will be discussed and terms agreed.

LANDOWNER – JOINT VENTURE

If you are fortunate enough to be in possession of a piece of private land that you would like to consider for development, Parker Grears Developments Ltd could be your perfect business partner to help you realise this.

A Joint Venture (JV) Partnership is a development arrangement between a private land owner and a developer. At their initial expense, the developer will assess and appraise the land for its planning potential; develop an appropriate architectural scheme; gain Planning Permission and Building Regulation approval for that scheme; build the property; and then sell the property.

The profit from a JV Partnership is generally split at an agreed percentage (usually 50/50), or paid at an agreed fixed return figure. The financial returns from a JV partnership are substantial, and for some, life changing.





HOW SECURE IS THE INVESTMENT?

For security and peace of mind, we use industry standard loan agreements that have been approved by our commercial solicitors and specialist development finance brokers.



For certain developments, depending on the level of investment, Parker Grears Developments will offer a First Charge to the investment, which ensures the lender of the finance takes precedence above all others.

Both Sean and Paul have invested a substantial amount of time, personal finance and resources into the incorporation of Parker Grears Developments. They have in excess of 40 years' collective construction and management experience, and are proud owners of one of the area's leading domestic construction companies, built from the ground up. Parker Grears Developments is the very real future and legacy for Sean and Paul, their young families and their business partners.

At Parker Grears Developments we understand and appreciate the level of trust that is required to make an investment, of any size, in property development.

If you make the decision that an investment with Parker Grears Developments is for you, be assured that the commitment you will receive from the entire team is unwavering and unparalleled.



NEXT STEPS

THANK YOU FOR YOUR TIME.

If you would like to know more, or discuss your potential investment in one of our future developments, please get in touch, we look forward to hearing from you.



EMAIL

parkergrears@gmail.com



WEBSITE

parkergrearsdevelopments.co.uk



INSTAGRAM

[Parker Grears developments](https://www.instagram.com/ParkerGrearsdevelopments)



FACEBOOK

[@parkergrearsbuilding](https://www.facebook.com/parkergrearsbuilding)



SOLICITORS DETAILS

Tariq Mubarak.
taruq.mubarak@gunnercooke.com



FINANCE

Aureum finance - contact- Bridget Kibiru
[bridget @aureumfinance.co.uk](mailto:bridget@areumfinance.co.uk)