



Private Property Partnership Group LLP - PPPG

Details and outlines for plans & proposal

In this document we will outline our proposal for partnership in the PPPG. Including structures, partnerships, dividends & litigation.



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What

Our PPPG has been formed to allow for wider and larger scale property developments within the UK. Our PPPG will deliver property projects and manage them through to completion whilst maintaining the highest levels of inclusion and transparency.

Who

If you are the intended recipient of this document, please understand that we are offering shares in our PPPG in return for ownership of the PPPG and an annual dividend as well as full disclosure, transparency & instant opt-out along the journey. THIS IS NOT A LOAN NOTE OR BOND OFFERING.

When

The PPPG will be an LLP with shares generated for those investing into the business process. This will be created in October 2021. Or as soon as the threshold of £5,000,000 is reached. With a maximum of 50 partners.

How

Shares are sold at a nominal value of £5,000 each. The collective shares create the group value and the weighting each shareholder has. At the end of the year the PPPG will split the profit evenly amongst all the shares in the form of a dividend. Shares can be sold back to the PPPG at any time for the value they were purchased at (the share price does not move). Dividends cannot be rolled over or paid before they are due unless voted for by the shareholders.

Private Property Partnership Group

Becoming a property investor with a group of likeminded individuals to create a greater presence and purchasing power.



Annual General Meeting AGM

We use the AGM as a way of communication on a broader scale. All partners and executives are expected to be present either virtually or physically.

The AGM is where the performance of each project is reviewed, along with giving the partners a chance to voice their opinion on improvements within the PPPG.

It is the ultimate opportunity to bring everybody together and improve the PPPG.

What is a PPPG?

A PPPG is simple, we offer a nominal value of funding availability to individuals that we have invited to become partners.

In return, we give shares for the equivalent value (based on how much the PPPG has raised).

For example, if we raise the minimum of £5,000,000 and as a partner you wish to be inclusive at £1,000,000, we will give you 200 of the 1,000 shares that are available within the PPPG (20%). We issue 1,000 shares to allow for a tenth of a percentage.

Once the funds are raised, the board and partners will utilize the funds under management via pre-approved projects within the PPPG.

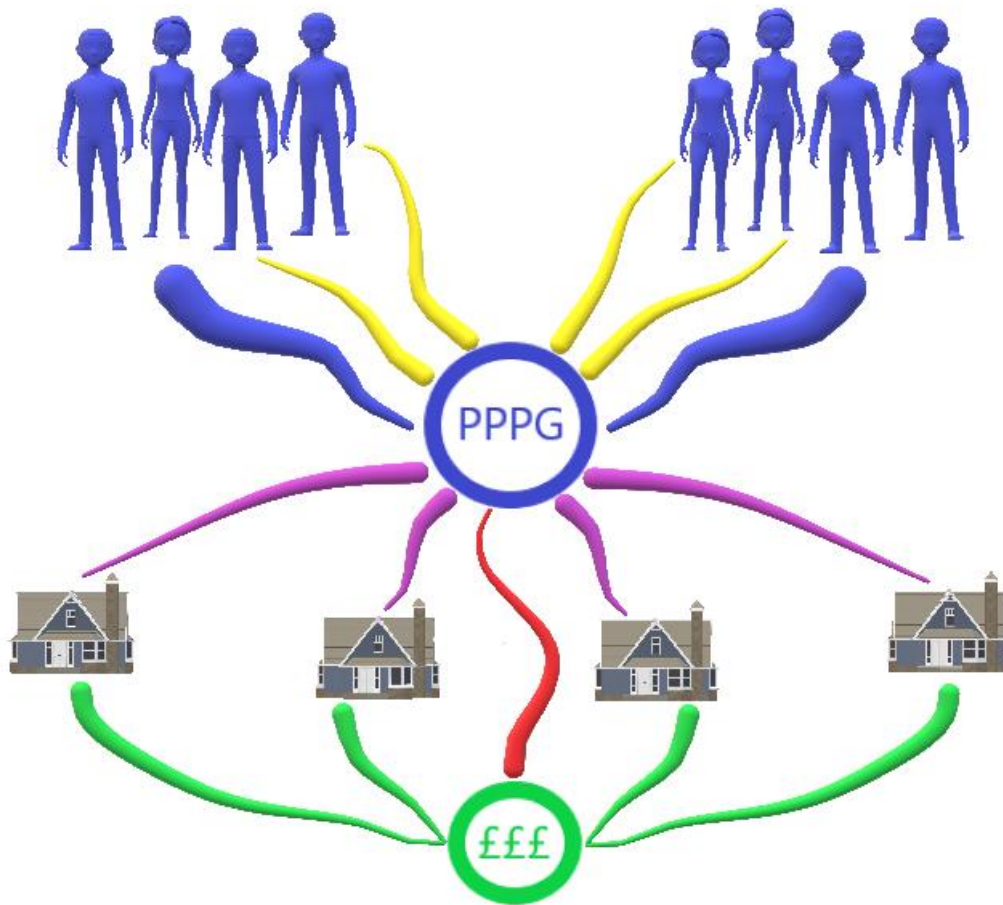
It is the job of the executives to find, quantify and produce projects to present to the partners. Each proposal will be presented with fully inclusive purchase figures, and associated fees along with build approximations to form our GDV.

We continue to source, map up and deliver projects to completion throughout the year. Each project that is completed means that funds are added back to the group for the next development (along with dividends ready for the AGM).

Transparency is everything for the PPPG. The executives will ask for sign off every time the bank account needs to make a purchase or pay an invoice, thus giving 100% transparency. Furthermore, bank statements will be made available to every partner upon request at any time. Along with a client portal that will show each project, expenditure and financial overview/forecasts.

Annual General Meetings

This will be held annually and all partners of the PPPG will be able to voice their opinions. These opinions will be used to change/improve the dynamic of the PPPG. We hope the AGM gives the PPPG the chance to grow. This is also where we will establish the annual performance and available dividend.



1. Blue – Shareholders raise funds through buying shares of the PPPG at a set price. The funds raised through purchasing the shares become the PPPG liquidity pool. There is no charge or commission for these transactions.
2. Purple – The PPPG will disperse the funds into projects (each project is approved by the shareholders). 100% of projects are for redevelopment and resale.
3. Green & Red – On completion of each development the proceeds are put directly back into the PPPG.
4. Yellow – At every AGM we disperse every penny worth of profit back to the shareholders via a dividend.

Example;

A PPPG raises £2,000,000.

A shareholder within the PPPG invests £300,000. Which equates to 15% of the £2m PPPG.

The PPPG buys a property for £600,000 (all in), invests £250,000 into the project and then sells it for £1.35million. After all considerations the PPPG has £300,000 in profit.

The shareholder is due £45,000 (15%) at the yearend by way of dividend from this one project alone (which equates to 15% dividend).

The shareholder could not afford to purchase and develop the property without being a part of the PPPG with just £300,000 to invest. With £2,000,000 the PPPG will expect to undertake up to 4 projects of this magnitude every year, running up to 3 projects at any one time. At these profit margins the shareholder can expect a 60% dividend (£180,000) announced at the AGM.



Shareholders = Partners

This model is designed so that the shareholders receive the maximum benefit from the activity of each project.

Historically partners are offered an annual fixed return whilst the executives take the lions share from projects. We have reversed the roles within this structure to keep the shareholders at the top of the priority list.

Financial Structure

We have created a simple structure that allows our partners the right to take a dividend linked directly to the value they bring to the group.

If you own 20% of the shares you receive 20% of the dividend at the year end.

Once the PPPG starts trading, there will be no option for further partners to join. We will stick with our original partners until it is decided by the partners to open the door to further partnerships.

Our initial goal is to raise £5,000,000 - £10,000,000 from our partnerships.

The £5/10,000,000 will be split into approx. 1,000 shares (valuing these shares at £5/10,000 each). If the time should arise that a partner wishes to cash in on his shares this can be done at any time. Doing so will forfeit any expected dividends moving forward.

For example, if we have raised £1,500,000 throughout the year from £5,000,000 (which equals 30%), then each shareholder will receive 30% dividends on their shares.

We do not offer a Loan Note or a Bond within the PPPG. These types of investment are old fashioned, outdated and untrustworthy. Instead, shareholders buy and sell their way in and out of the PPPG with full transparency and liquidity on all transactions.

Dividends

The dividend is calculated as the profit after all projects have completed and is the amount that we have minus the initial investment.

For example, if we have £7,125,888 in the account at the year end, we will offer £2,125,888 out as a compulsory dividend.

The only time the dividend will not be issued is if all partners agree to compound the profit onto the next year to allow for greater gains. This can be done via a vote at the AGM only via the shareholders.

The PPPG will pay 0.4% per month to cover all operational and staffing costs. The PPPG will be charged 40% of profit on the completion of each project.



Why PPPG?

In our experience, bringing together business minded, forward thinking High-Net-Worth-Individuals has always increased our success.

We pool our shareholders funds to create our PPPG, whilst involving everybody in the decision-making process. This creates a wider exposure to projects across the UK for a fraction of the capital you would need to do it alone.

WE ARE NOT BORROWING MONEY. WE ARE UTILIZING THE COMPANY FUNDS INTRODUCED VIA THE SHAREHOLDERS.

Social events will be hosted at The Belfry, The London club, The Ned, and several other private members clubs throughout the year. We wish to have an inclusive attitude within our PPPG the more we get together, the stronger our bond, the better result we will have whilst working together.

The expected returns are also a great reason to get involved. We have a historical ROI that averages 38%-75% per project within the group prior to the setup of our PPPG. We pay the overall return once a year after our AGM (7 days post AGM) to all partners.

Full transparency is key for our PPPG to thrive, with instant access to banking records (only for shareholders) and sign off on every project and payment you get to see firsthand what is happening as its happening via our shareholder portal.

We are open to referrals for services. If our partners business model is linked with us then we are happy to use the services that are available, we are also keen to meet with referred businesses as we cherish existing relationships and the chance for our partners to use the PPPG as a tool for greater business opportunities.

Summary - An environment for the successful to thrive, enjoy & grow their network. We hope to open many doors for our partners as well as bring an added excitement to our partners finances and lifestyle.

The extra's they don't mention

- Expand your network
- Social events throughout the year
- Bring genuine input to each project (optional)
- Refer businesses or friends with useful services
- Introduce your own business & services



The executives behind the scenes

Having experience behind the wheel matters.

Each of our senior staff members have the business accruement to help the PPPG flow seamlessly through the property sector.

Management

Shareholder Advisor

Mr. Oliver Anthony Slater

Oliver is a regulated investment advisor and CF30 regulated through the FCA. His financial background has taken him from tier 1 institutions to advisory brokerages since 2007.

His recent exploits have seen him manage millions of pounds as the CEO and Head of Trading for ADDEX; CFDs & Equities, whereby they have achieved triple digit figure profits throughout their short existence.

Oliver has also been involved in recent UK Government contracts, including assisting Newham, Barking & Dagenham and Havering councils with 100's of property acquisitions.



Senior Project Manager

Mr. Dean Goulding

Dean is a serial entrepreneur & proven project manager with over 15-years' experience in the property market.

He's greatest achievements involve being the director of DJB Property Developments, a business that helped to build many government buildings and hundreds of property restoration projects throughout the UK, whilst also securing multi-million-pound contracts for huge UK Businesses.

Dean's skills have allowed him to make over 100% profit on many projects he has managed throughout the years.





Project Process

1. Source Project

Each project is assessed on its own merit. Projects will only exist within the UK. Each assessment will outline costs and potential ROI.

2. Partners Sign off

Once a project has been approved by our team it will then be handed over to our partners who will vote on the project as a possible venture. Each project will need a majority, support from shareholders to be taken to the next stage.

3. Purchase

We will then in most cases agree a 28-day completion. Unless it is advised to not take this method. We will at this stage require signatures from all shareholders to complete on the transaction and take ownership.

4. Tender

For each project we will allow for up to five businesses to tender for the works. All proposed works will be documented to partners to keep all parties updated.

5. Project Management

The executives will then take control of the timelines and milestones for the project including informing partners of any information they may need.

6. Completion of project / Route to market

For every project we will structure a route to market. This will be a carefully thought through process that will aim to take the most out of each project for the PPPG.

7. Property Sold / Project Completion

All parties will be given a summary of the completed project and funds will be added to the PPPG accordingly, for year end.

Our process is
simple, yet
thorough

1. Source Project
2. Partner Sign Off
3. Purchase
4. Tender
5. Project Management
6. Route to market
7. Completion