

# INFORMATION MEMORANDUM

## FACT SHEET



## Key Facts

- Imolott Ltd offers qualified investors a fixed income of 8 per cent per annum paid quarterly over three years, or 9 per cent for years four and five, if extended.
- Investments can be made in GBP, EUR, USD and CHF
- Fixed Income Real Estate Bond- with a minimum investment of £10,000. Interest is paid quarterly
- The Bond offers a high level of investment security, with a debenture over the assets purchased on behalf of the Investors.
- Each hotel purchased will sit in its own SPV- thus making it easier to sell the asset off after the three year period
- Security Trustee is Cotswolds Capital Ltd. Lawyers are Maddox Legal, London, EC2
- U.K hotels have one of the best growth stories across the real estate spectrum in recent years, generating strong income streams from the operating business
- The Company already operates a successful hotel business in the South of England, and wishes to purchase more regional hotels in the South and South West of England that have the potential to produce yields on capital employed of 12 to 15 per cent
- Two properties have already been identified that could be purchased that meet our specific criteria
- High yields on hotel assets can be generated in three ways:
  1. By finding existing hotels with high sustainable yields
  2. By buying underperforming hotels where yields can be increased by better quality management over a period of time
  3. By buying hotels where yield can be increased by judicious capex spend and thus increasing the all important average room rate (ARR)
- Nicholas Crawley, the Managing Director of Imolott Ltd, has over 35 years experience of operating hotels in the U.K. having run all types of hotels from 3 star hotels, to branded hotels such as Hilton and Indigo hotels, to 5 star Hotels that were members of Relais Chateaux marketing consortium
- He has sat on the Boards of Hotel Groups that have operated over 200 hotels altogether during this period. In particular- he was Managing Director of a public Company that ran a group of 130 hotels and 20 stand alone restaurants

**To find out more, please get in touch with our Client Relationship Team by calling +44 7778969811 or by emailing [Fundingenquiry@norfolkarmshotel.com](mailto:Fundingenquiry@norfolkarmshotel.com).**