





**TOWNHOUSE** is the collaborative magic of Paul Brown & Christoph Brooke. With over 40 years of industry experience between them, we believe we have a couple of chaps who will inspire our team of wild hearts and open minds to achieve a brand to be proud of.

Why are we so excited? Because we've done oodles of research and developed a concept, that frankly, takes the best bits from everyone else and adds a healthy dose of our own imagination. You'll get Lux style and comfort for a midrange price and you'll get sexy tech to not only check-in & out but control bits and bobs in your room and connect you directly to the neighbourhood on our doorstep.

Some of the key steps to our world domination

- ❖ **12** properties in UK regional cities in five years
- ❖ A minimum of **80** bedrooms per property
- ❖ Average bedroom dimensions of **18m<sup>2</sup>**
- ❖ Property footprint between **1500-2500m<sup>2</sup>**
- ❖ Property rent between **£5-8k** per bedroom
- ❖ Forecasted ARR of **£104** & Occupancy of **80%**
- ❖ **£27M** Turnover by year 5
- ❖ **6** times earnings on EBITDA by Year 6

What's not to love?



Initial funding  
requirement

**£2M**

with a further investment  
opportunity in year 3



# £5M

EBITDA by  
year 5









THE CONCEPT



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