

CONNOR  
HAWKE

PORTFOLIO

# CONTENTS

GRAPHIC/WEB  
DESIGN

WEBSITE • EMAIL TEMPLATES 3  
ADS • BANNERS • SIGNS 5  
PRESENTATIONS • COLLATERAL 6  
APP • LOGOS • VIDEO 7

DIGITAL FINE ART

DIGITAL PAINT • 2D UI/UX 8  
RENDER • 3D UI/UX 9  
MUSIC • MUSIC ART 10  
AWARD-WINNING PHOTOGRAPHY 11

TRADITIONAL ART

ACRYLIC PAINTING 12

LINKS:  
WEBSITE  
RÉSUMÉ  
LINKEDIN

[CONNORHAWKE.COM/DESIGN](http://CONNORHAWKE.COM/DESIGN)  
[CONNORHAWKE.COM/CV](http://CONNORHAWKE.COM/CV)  
[LINKEDIN.COM/IN/CONNORHAWKE](http://LINKEDIN.COM/IN/CONNORHAWKE)



## caribbean property

With the Caribbean Islands receiving large numbers of tourists from USA, Canada and Europe the islands are benefiting from increasing tourist numbers year on year and ready to buy properties are more desirable than ever before. Many airlines fly to each of the individual islands and the smaller ones receiving tourists from short hop flights from the major islands. Cruise ships from P & O and the Royal Caribbean have established cruise routes stopping at many of the islands.

Investors looking to benefit from these increasing tourist numbers are now able to purchase apartments and villas located on 5 star resorts serving these tourists from the islands of Barbados, Dominican Republic, Margarita and St. Vincent.

[Read more about Caribbean Investment Information.](#)

News  
Caribbean Investment Hit - New Beach and Golf Resorts with Rental Guarantee and up to 100% finance options.


[check out our properties ▶](#)



**The Beach Club At Columbus Cove**  
New Providence, Bahamas

**DETAILS**  
Beachside Condos From Just \$419,000.  
Mortgages Subject To Status At Up To 80% Ltv.  
Interest Rates Starting At 4.6%.  
Monthly Rentals \$3500 - \$3800.  
Excellent Opportunity For Capital Appreciation.

Prices from \$ 419,000



[Click to see the full list ▶](#)

## Hotel Investment Rooms

As experienced investors in the UK Buy To Let market throughout the 90's and the early 2000's we saw an erosion in UK rental yields in the early 2000's, so started to diversify our investment into both the overseas markets and hotel investments specifically, in order to obtain stronger rental yields.

The theory of investing in hotel rooms is akin to that of the traditional buy to let market, but has the advantage of not needing to deal with the intricacies of the assured shorthold tenancies, be it non payment of rent, repairs, etc. You have the peace of mind that your investment is in the hands of a professional hotel management company, who through the investment structures in place are incentivised to obtain maximum occupancy and room rates, which is in the best interest of themselves and the investor. Most hotel companies operate with a computerised reservation system with a rotation of the rooms to allow for wear & tear and a fair distribution of income. Depending on the project, the investor may also be offered by the developer a number of days of personal use within the development.

The room revenue for operating revenue is distributed on a share basis with the hotel operator. The maintenance for the project is also clearly defined in the contract. Some of the projects offer a



[why invest in hotels?](#)

[hotel investment offers](#)

[register to receive offers](#)

[principal international](#)

# INVEST IN HOTELS



HOME
PROJECT INDEX
THE INVESTMENT OPPORTUNITY
WHY INVEST IN HOTELS?
CONTACT US

## INVEST IN HOTELS




Hotel Room Investment is an excellent alternative to the traditional buy-to-let market. These projects give the investor a true "hands off" passive investment managed by a professional hotel management company to give excellent return on investment.

Investors can have the peace of mind that their investment is managed by an expert in the hotel industry who is incentivised to maximise room rate and occupancy levels, thereby optimising the investment yield.

These hotels have established relationships with some of the world's most respected sports personalities, as well as premier global brands such as Troon Golf, Espa, and Elemis. These superb projects are available in a number of locations around the world including the UK, Caribbean and Far East, appealing to a diversity of markets both by location and by type, whether the hotels are golf-based or sit alongside the beach.

Learn more about this exciting market by navigating the menu above. You can also [view available projects](#). For further details, please [contact us](#).

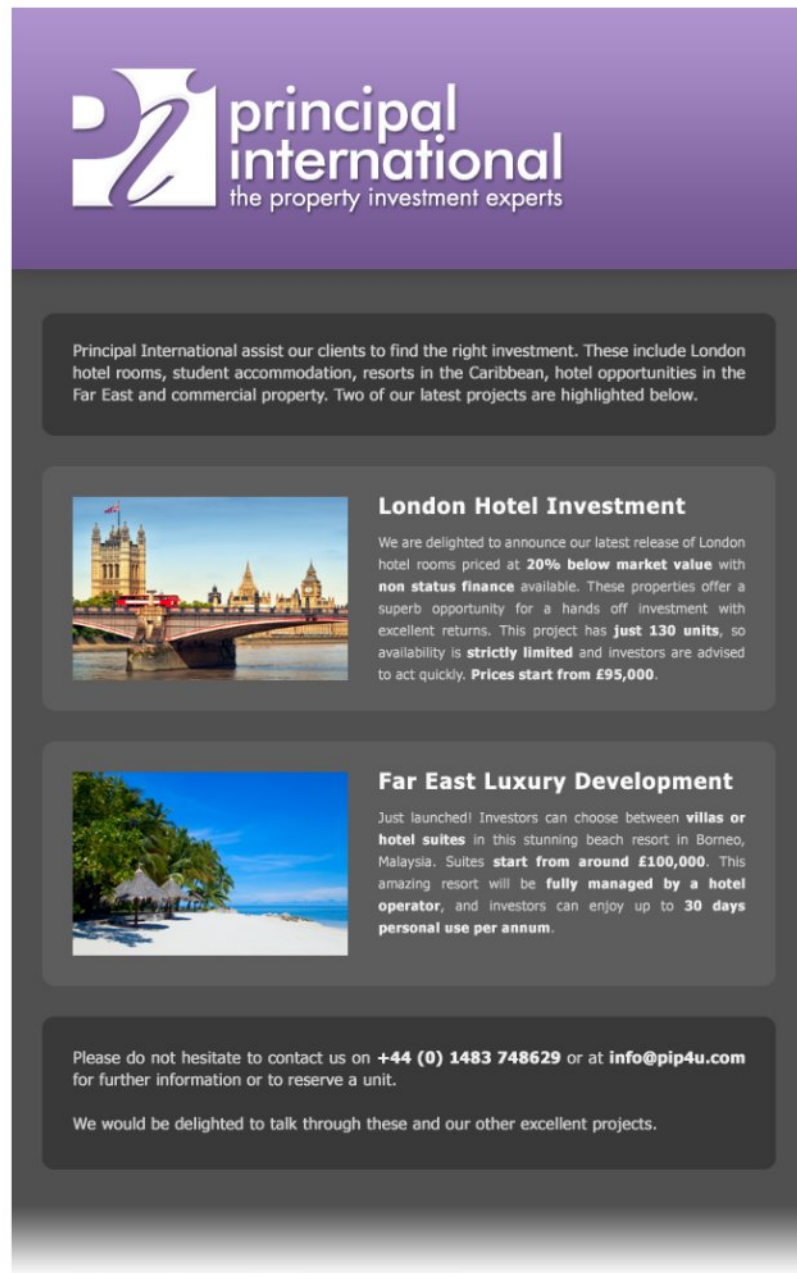
[Request a Brochure](#)

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**Left**  
Websites I originally created in Flash, then remade in HTML and CSS

**Above**  
Multipage site I made in Photoshop, HTML, CSS, PHP, which was later adapted by an outsourced IT company as the base template for their CMS system





**principal international**  
the property investment experts

Principal International assist our clients to find the right investment. These include London hotel rooms, student accommodation, resorts in the Caribbean, hotel opportunities in the Far East and commercial property. Two of our latest projects are highlighted below.

**London Hotel Investment**  
We are delighted to announce our latest release of London hotel rooms priced at **20% below market value** with **non status finance** available. These properties offer a superb opportunity for a hands off investment with excellent returns. This project has **just 130 units**, so availability is **strictly limited** and investors are advised to act quickly. **Prices start from £95,000.**

**Far East Luxury Development**  
Just launched! Investors can choose between **villas or hotel suites** in this stunning beach resort in Borneo, Malaysia. Suites **start from around £100,000**. This amazing resort will be **fully managed by a hotel operator**, and investors can enjoy up to **30 days personal use per annum**.

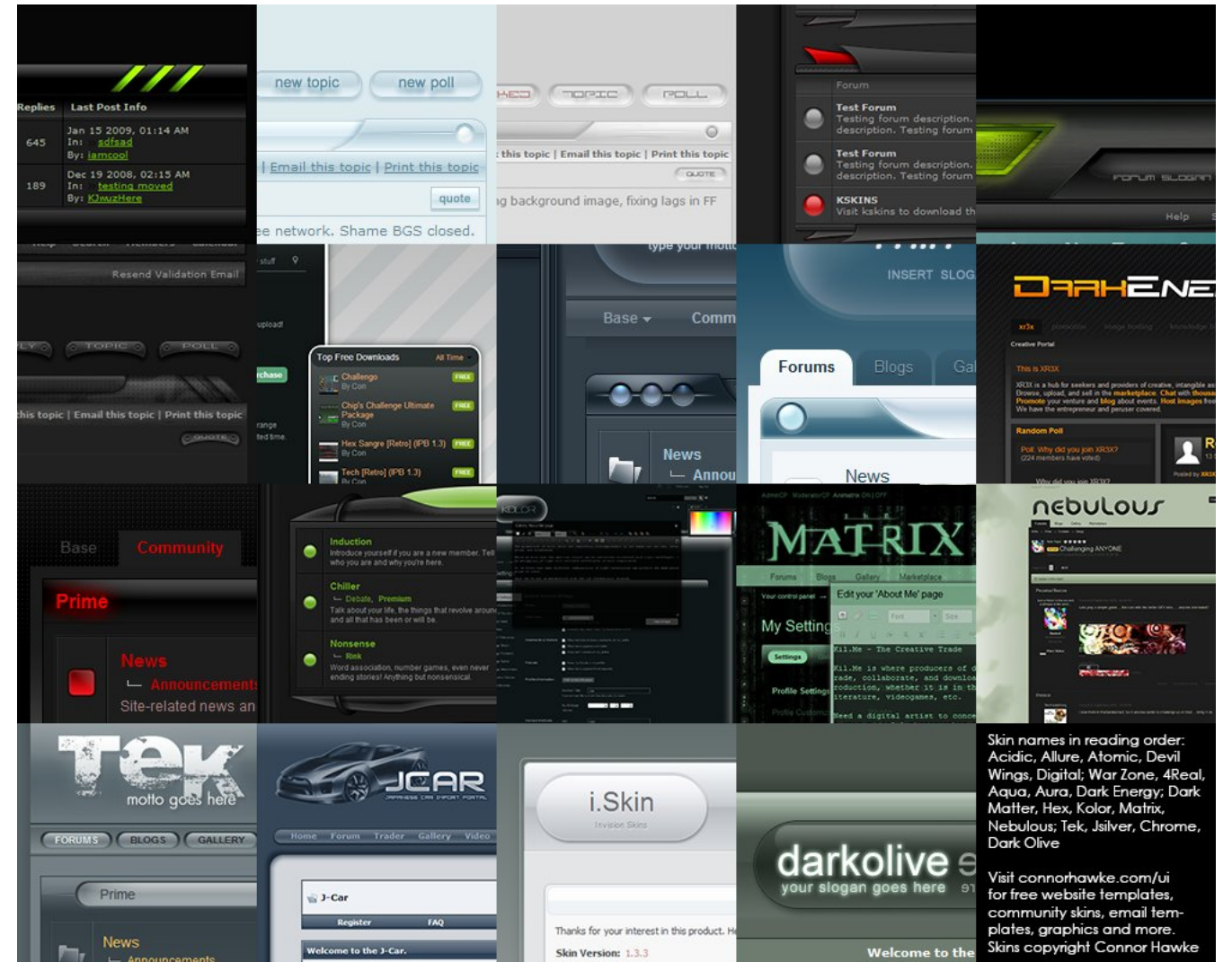
Please do not hesitate to contact us on **+44 (0) 1483 748629** or at **info@pip4u.com** for further information or to reserve a unit.

We would be delighted to talk through these and our other excellent projects.

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t: 0800 038 0000  
f: +44 (0) 1483 748 629  
f: +44 (0) 1483 751 858



Email template for Mailchimp  
Photoshop, HTML, CSS



Forum software interfaces  
Photoshop, HTML, CSS, JS

Skin names in reading order:  
Acidic, Allure, Atomic, Devil  
Wings, Digital, War Zone, 4Real,  
Aqua, Aura, Dark Energy, Dark  
Matter, Hex, Kolor, Matrix,  
Nebulous, Tek, Jsilver, Chrome,  
Dark Olive

Visit [connorhawke.com/ui](http://connorhawke.com/ui)  
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community skins, email tem-  
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Enjoy returns of 15%.  
Excellent capital appreciation.  
Finance available of up to 80% STS.  
Prices start at just \$205,000, at 15% below current valuations.

Availability is extremely limited.  
For further details or to register, visit [RoyalCaicosBeachClubAndSpa.com/Times](http://RoyalCaicosBeachClubAndSpa.com/Times) and quote 'Times1' as the offer code.

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**LONDON HOTEL INVESTMENT**

LAUNCH OF THIS EXCELLENT UK HOTEL INVESTMENT OPPORTUNITY IN LONDON

- 11.4% Gross Yields
- Non Status Finance
- Net Returns of 6.1% after maintenance & mortgage
- Free Legals (Times Exclusive)

For further information - or to register - please visit:  
[www.principalinternational.co.uk/times](http://www.principalinternational.co.uk/times)  
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THE SUNDAY TIMES 14.11.10

# development

s with his parents, and has someone very like his mother



avoid eye contact with the man opposite me, who smelt of wee and looked like he might want to share views on Jesus. I arrived home tired and, feeling sorry for myself, crept up to my room and got into my bed, which had been made. I noticed a lovely warm sensation; my mother had put on the electric blanket for me. A small gesture that makes living at home worthwhile. I appreciated

the other day with some friends. After a string of questions about football and music that my mates got right, a question about Corrie came up. The answer was something only an avid viewer would know. Do I keep quiet in front of my friends and not win any money? "It's Deirdre Anne Rachid," I shout. I should have kept quiet.

Then there's the problem of being in a relationship and living at home, which, until a couple of months ago, was the case. During those turbulent months, I realised my mother would do all that she could to deter me from having sex in the family home. A new, incredibly squaky bed was the nail in the coffin, so to speak. Intimacy with my girlfriend became unfulfilling, so conscious was I that I was in my parents' domain. It was like arriving late at the theatre and trying to find your seat. A lot of shushing, a bit of shuffling, a pause, then, somewhere in the darkness, a whispered "I'm sorry".

So why am I still living with Mummy and Daddy? Why haven't I moved into a trendy bachelor pad in east London, where I can host debauched parties night after night?

Well, two weeks ago, I had a tough show out of town and came back on a train at one in the morning, trying to

this type of thing even more when I went to university. My student house looked like that hole they found Saddam Hussein in; I smelt like a cat that had been fished out of a wheelie bin.

And what, at 22, are my options? I've decided the only way I will be able to move out is if I find a version of my mother elsewhere. Yes, it might sound weird, and yes, girls on dates don't like to be asked how competent they are with electric blankets, which fabric conditioner they use and, most important, whether Ken Barlow will ever be happy. But until I find this lady, and trick her into marrying me, I'm going to be stuck as an in-between.

And if that woman doesn't come along, I fear I may end up as another Jimmy Savile.

[jackwhitehall.com](http://jackwhitehall.com)

SUNDAY TIMES ONLINE

Jack Whitehall on how he found his voice: [thesundaytimes.co.uk/home](http://thesundaytimes.co.uk/home)

**Tips for boys**

- Cultivate a mess in your room to encourage your mum to tidy up
- Always put the loo seat down - this induces unconditional love
- WD-40 is useful, so you can sneak into the house late at night
- Become a Hindu, so you're not dragged to church at Christmas and Easter
- Invest in a dog, so you have someone to blame when urine is found on the hallway carpet on Saturday morning

Digital/print ads and banners for newspapers and billboards

Photoshop



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**LONDON HOTEL INVESTMENT**

LAUNCH OF THIS EXCELLENT UK HOTEL INVESTMENT OPPORTUNITY IN LONDON

- 11.4% Gross Yields
- Non Status Finance
- Net Returns of 6.1% after maintenance & mortgage
- Free Legals (Times Exclusive)

For further details or to register please visit:  
[www.principalinternational.co.uk/times](http://www.principalinternational.co.uk/times)  
At this site, quote *Times1* as the offer code.

LIMITED AVAILABILITY. **Act now** to avoid disappointment.

*Exclusive offer to The Times*





Google Slides corporate presentation template



InDesign postcard



PowerPoint slide Illustrator



Half-page flyers in Chinese & Bengali Photoshop, Illustrator, InDesign



**RAY'S CHALLENGE**  
PRESS ENTER

Defence Tower: 025

Time: 008

Target Practice Tower: 071

**WODGEWARS**  
DODGEBALL WITH A TWIST

Options  
Players: 2  
Teams: MEDIUM  
Items: ON  
Spectator: NONE

Indie videogame  
GameMaker, Photoshop, Audition

CONNORHAWKE.COM/RAY

RAY'S CHALLENGE IS AN ACTION/PUZZLE GAME SET IN AN EXPANSIVE WORLD. THE RULES ARE EASY: FIGHT YOUR WAY THROUGH EACH LEVEL TO THE PORTAL TO REACH THE NEXT AREA.

WITH MULTIPLAYER, A LEVEL EDITOR, AND SECRETS GALORE, THERE ARE ENDLESS WAYS TO PLAY.

DODGEBALL INCLUDED ;)

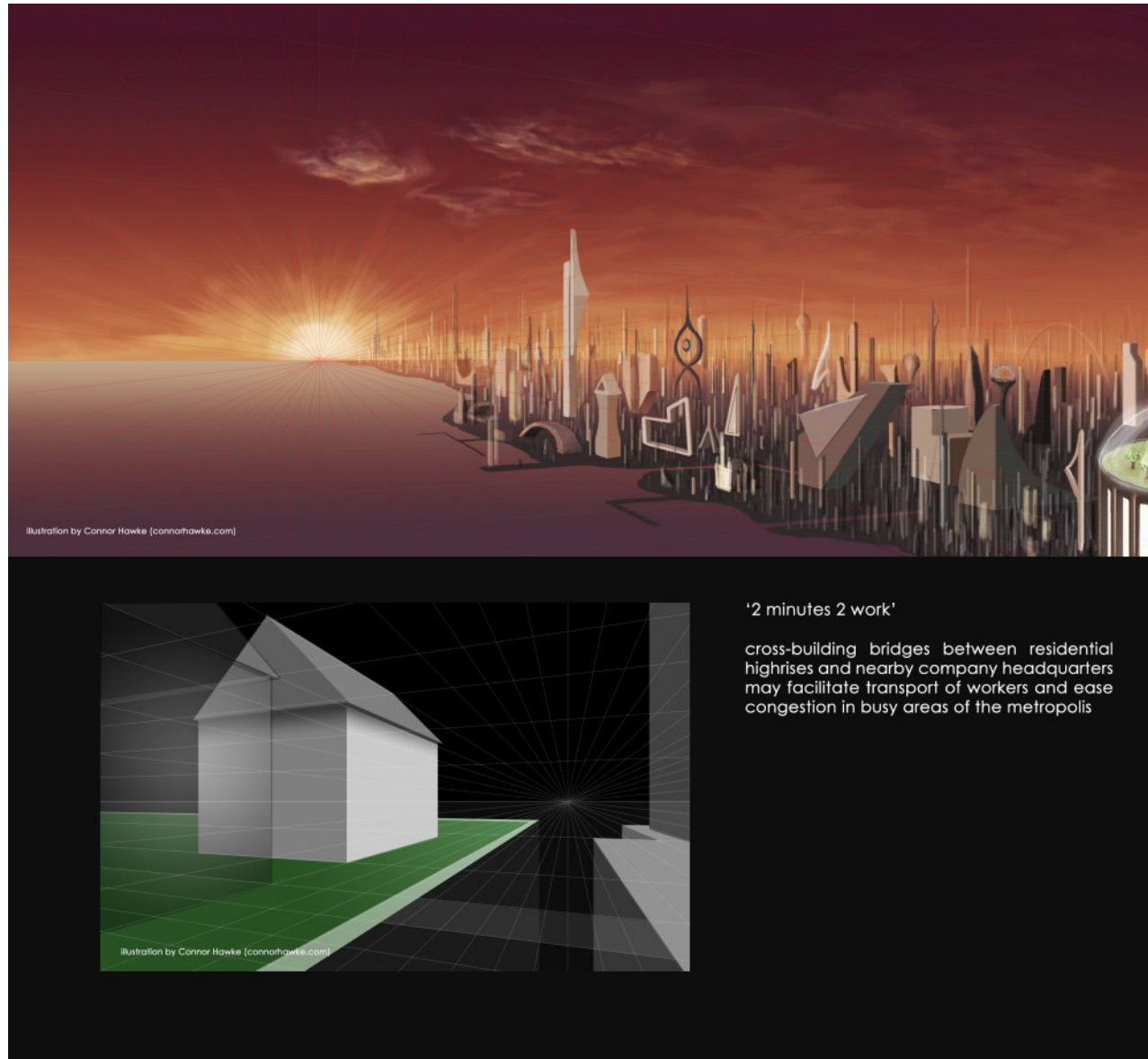


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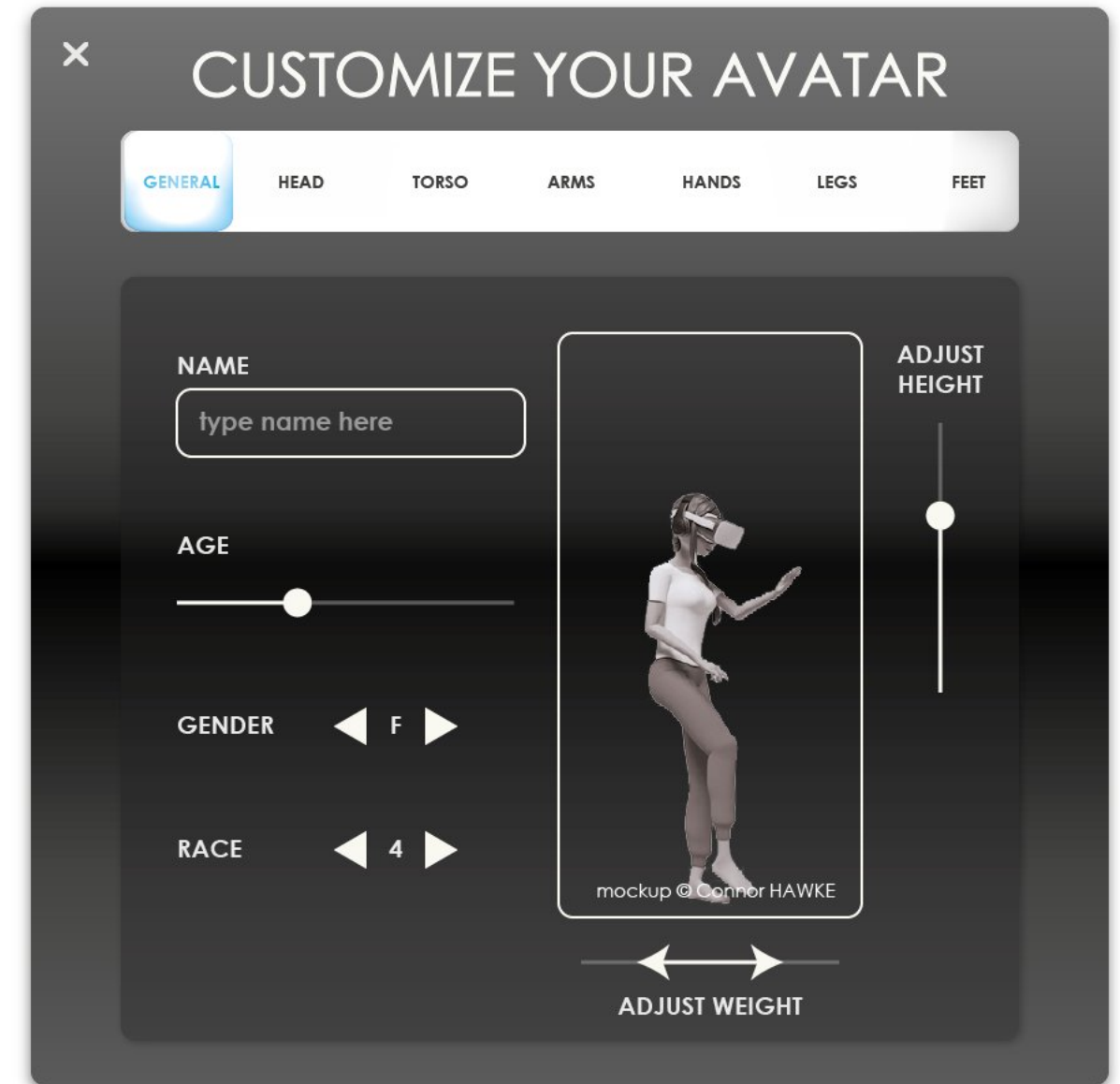
Logos  
Illustrator,  
Affinity Photo



Video template for Canva & Premiere Pro  
Illustrator

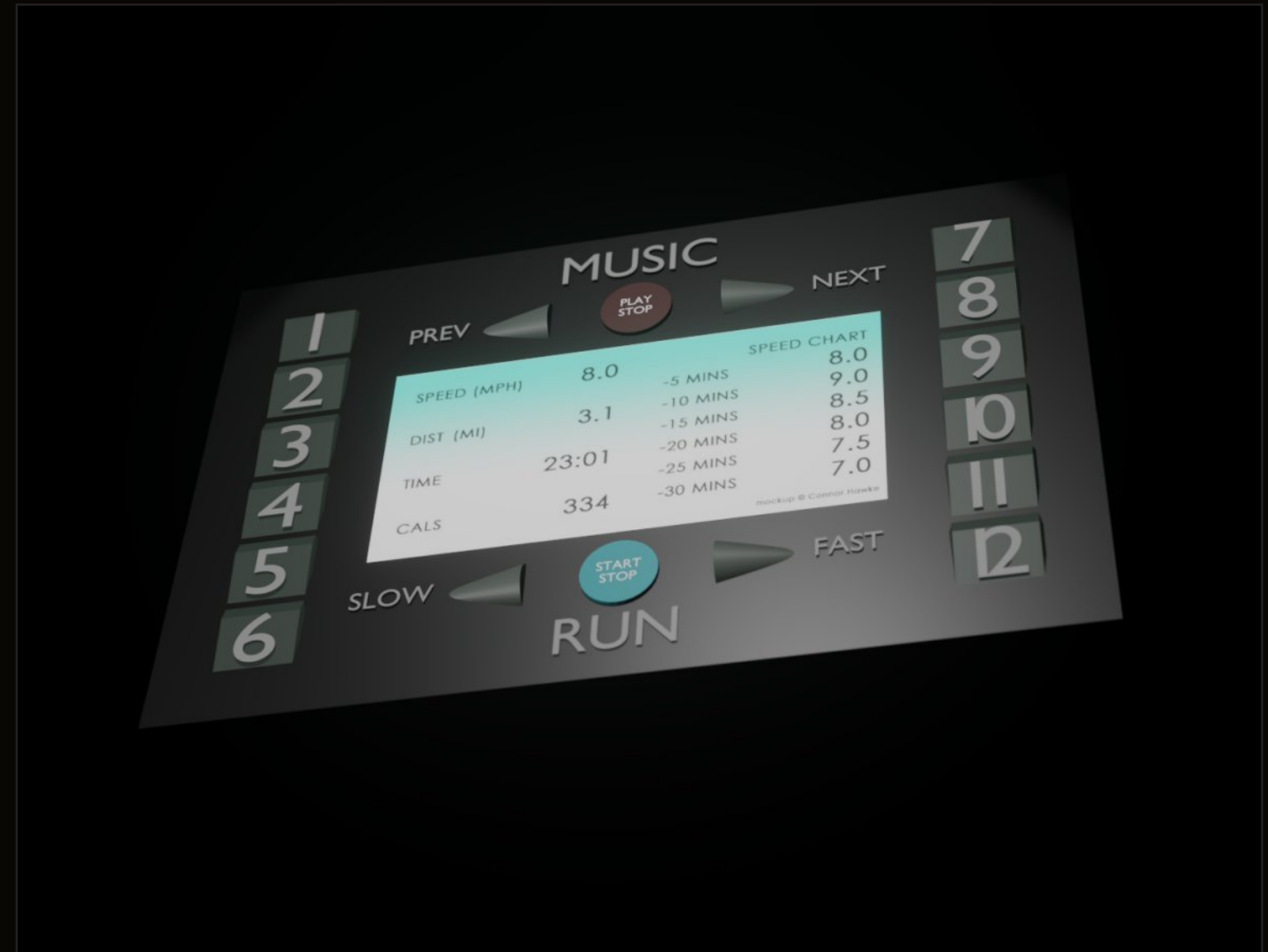
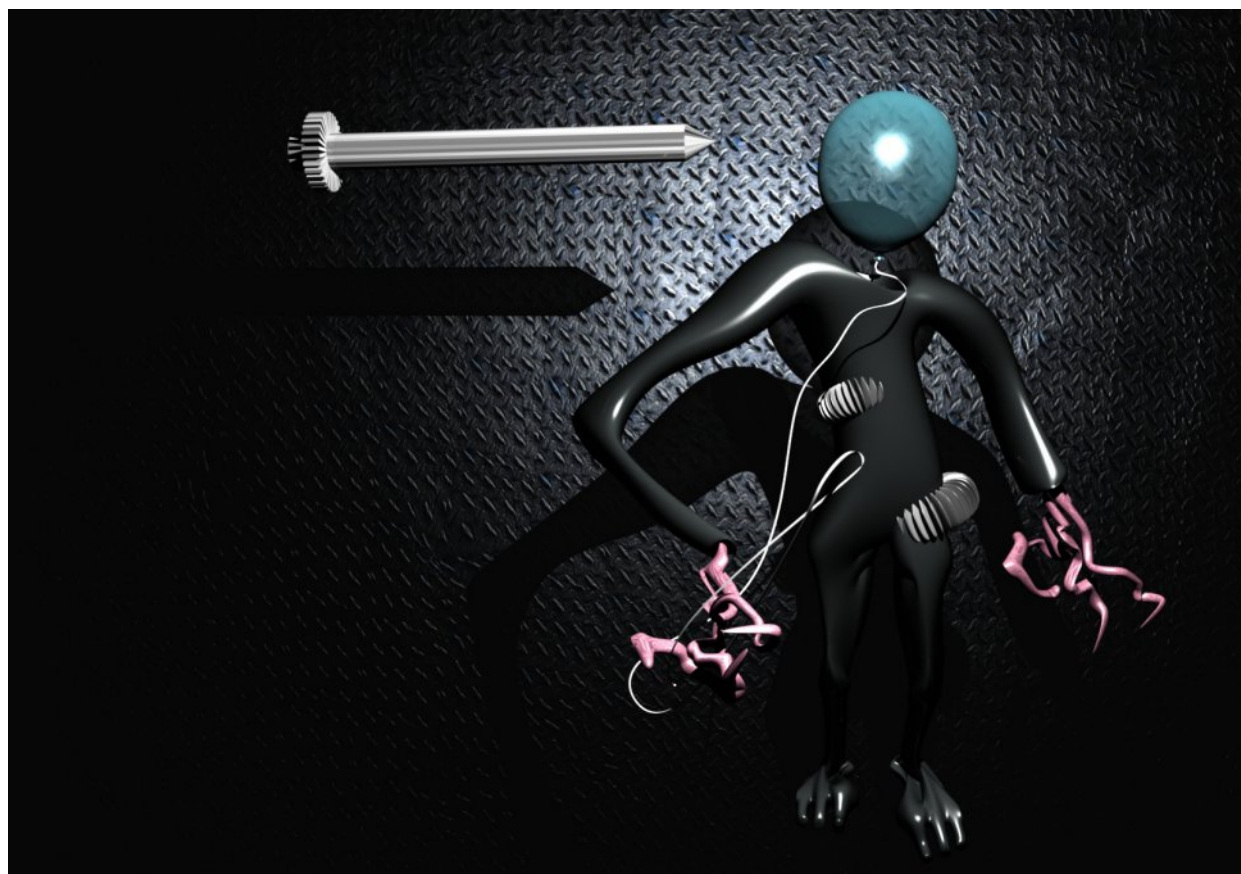


Concepts for an architecture portfolio  
Photoshop, Blender



VR fitness app concept  
Illustrator



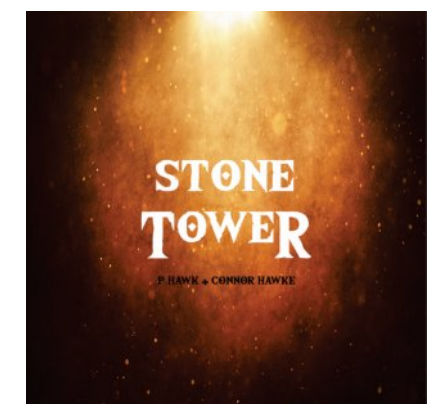
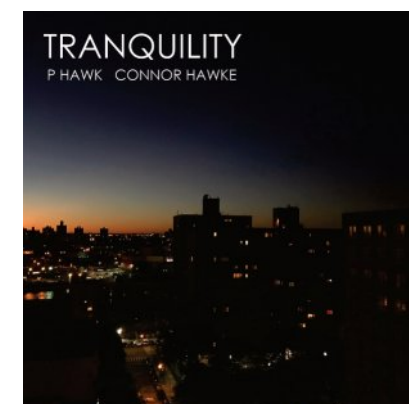
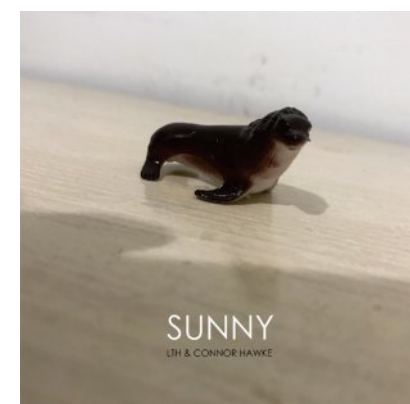
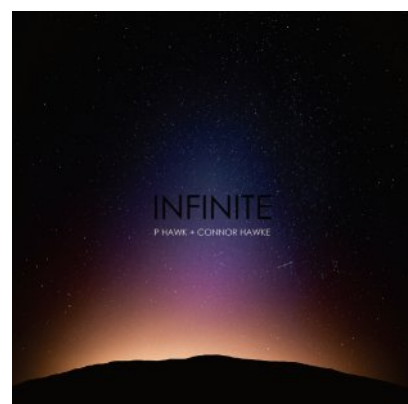
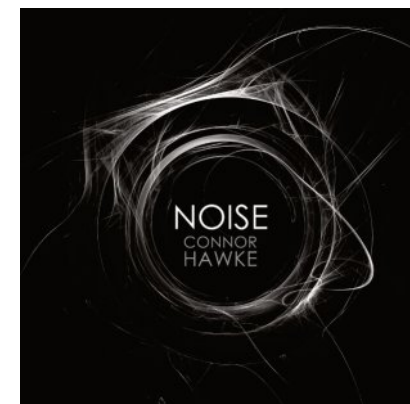
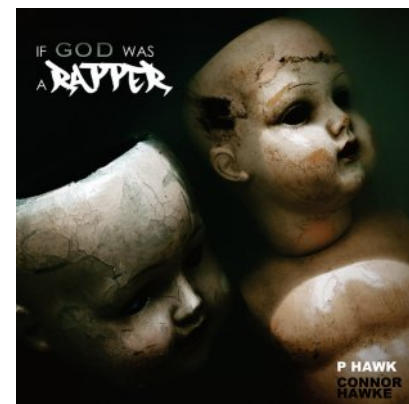
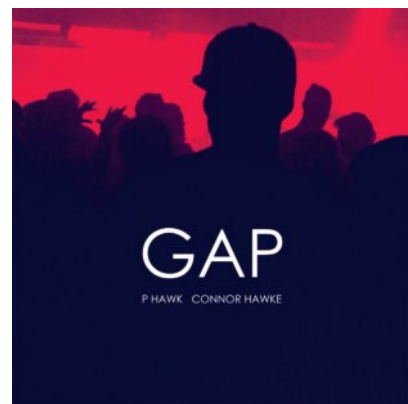
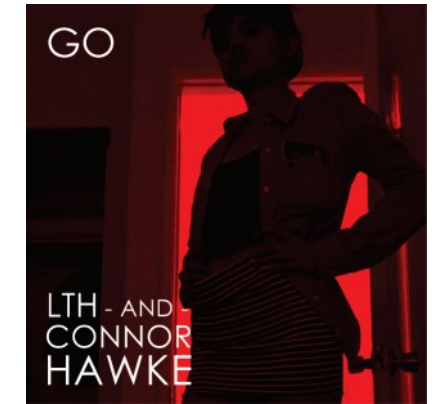
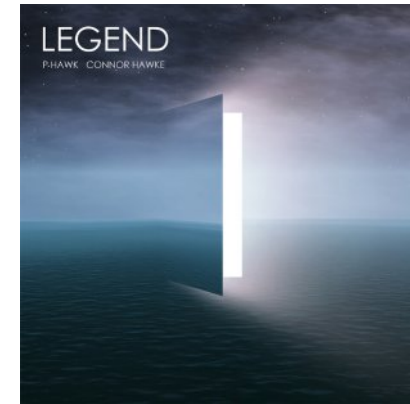
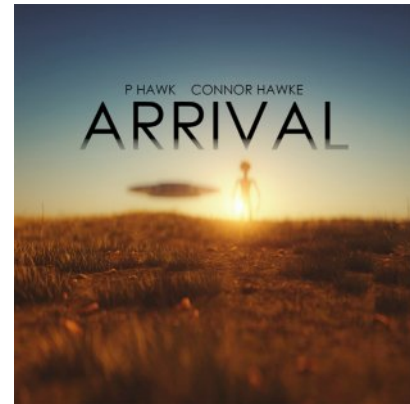
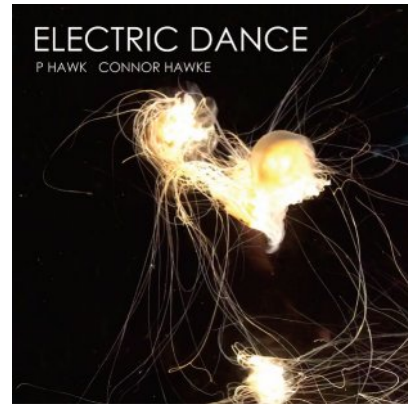


**Top-left**  
Comic concept  
Paper/Ink, Blender

**Bottom-left**  
Surreal concept  
Blender

**Top**  
VR fitness app concept  
Blender





Album art for my band  
Photoshop

[CONNORHAWKE.COM/MUSIC](http://CONNORHAWKE.COM/MUSIC)





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DSLR & smartphone

Travel Photographer  
of the Year  
Commended Finalist



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