



MCG

INVESTMENTS

Summary of Services

*'We are committed to creating wealth
through property'*

WELCOME INTRODUCTION

Welcome to MCG Investments.

Within this Summary we aim to cover some of the crucial investment strategies of how to create wealth through property in Belfast, Northern Ireland.



MCG Investments is a professional, family run property investment and development company. Tanya McGeehan, Managing Director of MCG Investments has over 15 years experience in the property industry and founded the company 6 years ago.

Tanya often quotes 'property is in my DNA' as her late father was a property investor himself.

At MCG Investments we offer a unique and diverse range of property investment strategies providing bespoke packages to meet client requirements.



OUR APPROACH



We provide property acquisition and development services for investors, enabling our client's to avail of attractive returns, employing a variety of property strategies. Our investment opportunities include the residential buy-to-let sector; buy-to-flip sector; commercial-to-residential sector; new builds and more recently, within the commercial sector.

Our clients are able to save time and money, with the peace of mind that the MCG professional team will manage their investments securely and professionally. We value integrity, trust and relationships and pride ourselves in transparency and accountability in everything we do. We provide detailed property reports to our clients, to assist them into making the right investment decisions that meet their preferred criteria.

Our approach is consultative, guiding each and every client carefully through the process of selecting a suitable investment property, through to completion.

We look forward to welcoming you on the journey of
'Creating Wealth through Property'

WHAT WE DO?

Tanya McGeehan holds a wealth of knowledge in the property industry, with many years of experience working within the NI residential sector, she has extensive experience building residential property portfolios for clients, sourcing and acquiring buy-to-flip properties, delivering extensive residential refurbishments and commercial to residential conversion.

At MCG Investments, we are committed to creating wealth for our clients through property, ensuring the highest level of client satisfaction is achieved.

We strive to share our passion with investors and focus on building long-term relationships with them, this is key to our success.



SERVICES

Each client differs in their requirements for suitable investment opportunities which is why MCG Investments offer a broad range of strategy options.

PROPERTY SOURCING

The MCG Investments team has expert knowledge of the local property market and strong working relationships with leading local estate agents, which enable us to offer attractive returns to our clients.

We have a sound knowledge of all criteria that is fundamental to making investment decisions in property in Northern Ireland. We can identify the areas that offer high rental demand and the areas that are affordable for buyers and tenants and can identify the areas and properties that offer the best return on investment yields.



The personal touch we provide is paramount in establishing and building long term mutually beneficial relationships.

PORTFOLIO BUILDING

We provide a hands-off, hassle-free portfolio building service for our clients that is tailored to their specific investment criteria. This includes their specific budget; available cash for refurbishment; their desired gross yield; location etc. During the onboarding process our managing director spends time working with our clients to understand the strategy that will work best for them and how the MCG team can identify the most suitable properties.

We have over 15 years experience in managing portfolios of buy-to-let properties. Our commitment to our clients is, when we manage your property investment, we treat it like one of our own. The personal touch we provide is paramount in establishing and building long term mutually beneficial relationships.

SERVICES

JOINT VENTURE

MCG Investments strongly believes in collaboration. Bringing people and resources together to use the collective experience, knowledge and funds to source, develop and build new partnerships and projects.

We can collaborate with clients under a Joint Venture arrangement to source and acquire a range of property developments including distressed properties, commercial to residential and new builds. We manage the sourcing, refurbishment development and sale of the properties, with regular communication to clients.



SERVICES

FIXED RETURN

We can offer clients an attractive, fixed rate of interest to invest in MCG Investments, over an agreed period of time. This is a completely hands off investment, with an agreed fixed return that is paid out annually.

The minimum investment period is 24 months and longer terms are available. Our existing return on investment rates vary from 6% to 10%. Rates will depend on the amount of capital invested.

PROJECT MANAGEMENT

We oversee all of our projects with our own contracting company. MCG Construction Services Ltd provide bespoke building and landscaping services.

Each project will have agreed and unique objectives, as well as its own timescale and budget.

PROPERTY BUYING

Property Buying is the solution for property owners who need to sell their property fast. Are you struggling to sell a property due to disrepair? Have you a property that needs modernised or refurbished and you don't have the financial means to finance these works? We work with investors who are looking to purchase investment properties and are able to purchase your house quicker than traditional methods.

We can offer solutions that suit your specific needs whatever the circumstance.

CHOOSE YOUR NEXT INVESTMENT WITH US





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Please note, MCG Investments is a member of the UK Property Ombudsman; we have all relevant commercial insurances in place to protect our clients and we are registered with the ICO for Data Protection. Client confidentiality is of utmost importance to us. We are not FCA regulated and we do strongly advise all clients to seek their own independent financial and legal advice, before entering into any investment agreement. A copy of our Risk Guide is provided on our website <https://mcginvestments.co.uk/compliance/>

