



MCG
INVESTMENTS

WE ARE COMMITTED TO CREATING WEALTH THROUGH PROPERTY

MCG INVESTMENTS APPOINTS ADVISORY BOARD

Welcome to MCG Investments, Company Newsletter. We are publishing quarterly newsletters throughout 2022 to update our clients and investors on the projects and schemes we are currently working on.

MCG Investments has announced the appointment of a new advisory board to help lead us through the next stage of our ambitious expansion plan following a record year of growth where we recorded our first seven figure turnover with transactions over £1.2M.

The new advisory board comprises of

Mairead Mackle MBE, Founder and Chief Executive of Tarasis Enterprises, a diverse suite of progressive businesses across several industries including healthcare, support, housing solutions and renewables; Eugene O'Neill, Managing Director of Inspired Corporate Advisory, a highly experienced R&D tax credit and Capital Allowances specialist and entrepreneur and Leadership Coach, June Burgess, who is well-known for building and operating the Fitzwilliam Hotel in Belfast and being the lead consultant on the Clarendon Dock infrastructure scheme, June has brought all of

her strengths and experience together into her most recent business, Horses for People. Tanya McGeehan, Managing Director of MCG Investments said: "This is a very exciting time for MCG Investments and our growing list of sister companies. To have attracted three highly respected and successful local business powerhouses such as Eugene, June and Mairead to our Board is a massive boost to the company and our future plans. They each bring a wealth of experience that will be invaluable to me and my team as we continue to build on the growth of the company."



“As Managing Director of a property investment company, I take myself and my responsibilities very seriously from a governance, compliance and strategic perspective and I know that the advice and direction of the new Board members will be critical to the future success of the business. I am really looking forward to the engagement from the new Board members and our staff and wider team are also very excited to see how far we can take the company from our modest kitchen table beginnings to the boardroom going forward.”

Mairead Mackle MBE added: “The remarkable growth of MCG Investments in a few short years is testament to the fantastic work Tanya and the team have been carrying out. Myself and my fellow board members are looking forward to supporting this in the months and years ahead and we are confident, that collectively, we will help the company continue to thrive and keep it going on an upward trajectory.”



Sponsorship & Awards

A lovely night had by all!

On the 17th May Business Eye Magazine hosted their inaugural **NI Family Business Awards** at the Culloden Estate and Spa Hotel. It was a fantastic evening celebrating Family Business in Northern Ireland.

The MCG Investments Ltd team were delighted to be nominated in the Family Construction and Property Sector Award category! Congratulations to all of the winners and finalists across all categories.

This was our first nomination for industry awards and testament to our hard working team Nicola McGeehan, Victoria Jackson and Philip Rees. We were delighted to be able to enjoy the evening alongside some of our business partners and other industry experts.



Sponsorship & Awards

NI Social Media Awards

The Northern Ireland Social Media Awards honours and recognises freelancers, individuals, teams, agencies and businesses delivering social media marketing and demonstrating excellence in their work. We are delighted to partner with Northern Ireland Social Media, Caroline O'Neill, Digg Mama and Niamh Taylor, Digital 24 to support and celebrate social media within in Northern Ireland.



MCG Sponsors GAC Ballinderry Shamrocks

MCG Investments sponsored the trainings kits for Ballinderry Shamrocks GAC U17 and Senior men's gaelic football teams for 2022.

Tanya McGeehan Managing Director, presented the kits to the managers players and wished the teams every success for 2022.



Ballinderry Girls Camogie U15 Feile May 2022

Tanya McGeehan presented Ballinderry Shamrocks GAC Camogie Feile in May with new kit bags for the team.

Tanya was especially proud as her eldest daughter Eva was team captain winning the club's first All Ireland camogie title.



Does NI face a social housing crisis?

Thank you to Carol McTaggart, Group Chief Executive of Clanmil Housing Association and to the brilliant Professor Paddy Gray OBE for joining us to discuss the extreme need for more social housing in Northern Ireland. Given the state of the housing market and the ongoing cost of living crisis this sector has never been so important to so many people living within NI.

If you would like to listen in on this discussion, please register your interest with our marketing manager Victoria Jackson on marketing@muginvestments.co.uk to be sent a recording.



WE ARE LOOKING TO BUY!

Do you own a property that is tired, run-down, neglected?

Maybe you are afraid to put it on the market because of its condition.

PROPERTIES WE ARE INTERESTED IN;

- portfolios that landlords no longer want
- derelict
- those in need of renovation

Does it need a lot of work?

Or maybe you have a Buy to Let property that is not earning you a great ROI...



UPDATE ON CURRENT ACQUISITIONS

> **Site 1 - Mullaghboy, Magherafelt**

This project is large 4 bed detached property which we are re-furbishing to a high standard. This property has been stripped back to bare walls, the entire inside of the house will be re-plastered. This property will be brought to the market by the end of august, so the team will be pushing on to complete the scheduled works for then.



> **Site 2 - Brianville, North Belfast**

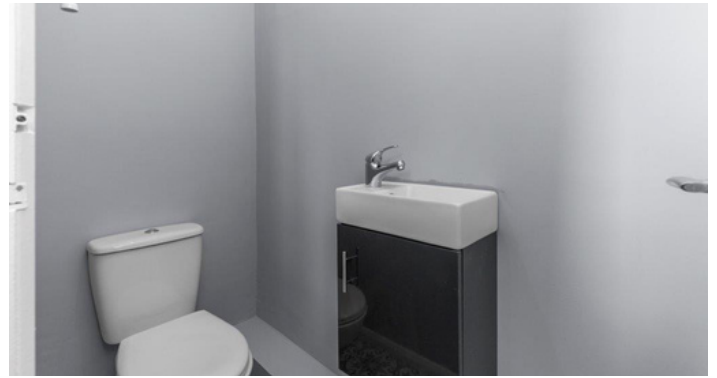
A 4 bedroom semi-detached property that had been derelict for a number of years. We renovated this property with business partner Elizabeth MacManus (T.E Property) and carried out an extensive refurbishment. It is currently on the market with UPS Cavehill, and has received a lot of interest already. We are delighted with the finished result, especially the rear garden as prior to the renovation it was completely overgrown and a nuisance for neighbours on the street.



UPDATE ON CURRENT ACQUISITIONS

> **Site 3 - Benmore, Dunmurry**

This property is a 3 bedroom mid terrace house with an enclosed garden situated just off Finaghy Road, South. This project is a JV with two business partners. We refurbished this property into a modern family home with a new open plan kitchen, living area and modern decor throughout. This is an excellent first time buyers house and is currently on the market with Dougan Residential.



> **Site 4 - Belfast Road, Bangor**

This is currently a 4 bed house which has received its HMO licence. The property requires a refurbishment, which has already began.



> **Site 5 - Springfield Road**

This property will also be an HMO conversion in a very popular area. This property requires some light refurbishment works.



UPDATE ON CURRENT ACQUISITIONS

> **Site 6 - Beechmount**

This was an off market, below market value deal. We sourced and acquired this property for one of our portfolio building clients.



> **Site 7 - Crumlin Road**

This property was sourced for a client, MCG has been instructed to carry out the full renovation and manage the project until completion.



Some of our investors prefer to purchase walk-in properties, which we call turn key properties. We sourced and acquired two properties, one on Ballysillian road and the other on Twaddell Avenue. These properties are immediately ready for tenants to move into and provide rental income for our client.



UPDATE ON CURRENT DEVELOPMENTS

> **Heathlodge**

In December 21 we secured a site for 13x apartments in North Belfast with business partner Elizabeth MacManus (T.E Property). This project is currently in planning and we look forward to starting in 2023. See below the CGI images submitted to planning. We are currently dealing with the challenges all developers are having regarding waste water capacity issues amongst several other schemes we have in the pipeline. Wish us luck! These developments will be delivered on a longer term programme.



CHOOSE YOUR NEXT INVESTMENT WITH US

MCG Investments use their knowledge and expertise to present clients with exclusive investment opportunities designed to truly maximise returns.



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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/>

