



MCG  
INVESTMENTS

WE ARE COMMITTED TO CREATING WEALTH THROUGH PROPERTY

*Welcome to MCG Investments, Company Newsletter. We are publishing quarterly newsletters throughout 2023 to update our clients and investors on the projects and schemes we are currently working on.*

### Foreward from Managing Director, Tanya McGeehan

**Hello,** and welcome back to the quarterly edition of our company newsletter, I cannot believe we are in April already! The first quarter of this year has flown by, partly due to the fact that we have experienced a 160% increase in enquiries, compared to the same quarter last year.

In 2022, we were ecstatic to report that the company grew by 100%, with property transactions in excess of £3 million. This was a record year for us, having completed in 27 property transactions, of varying sizes and across a variety of property strategies, which included 18 buy-to-let property acquisitions.

For 2023, we plan to build on this growth with a number of new residential property projects set for completion, including two multi-unit new build schemes, an eight unit social housing scheme and a new commercial-to-residential apartment scheme.

Managing Director, Tanya McGeehan exclaimed, "Before I started the business, my husband Stephen and I had mainly been investing in property for our own family as a future pension and windfall for our children in years to come. MCG Investments was born from this passion and having continued to pivot our services throughout the pandemic, we have experienced consistent growth. Despite this success, I never expected the business to be transacting millions of pounds of property deals within a few years and to have been in the position to build a growing and highly experienced team, so it makes me very excited for our future".

The local industry has been riding a bit of a wave in terms of the health of the property market and whilst 2023 looks set to be slower due to economic and global factors, such as the cost-of-living crisis and the higher cost of mortgage finance, at MCG Investments we strongly believe we are well placed for another year of growth.

We've had a great start to 2023 with new acquisitions secured and a record number of enquiries from private investors both individuals and companies.

Through partnerships with other like-minded property investors, we have a strong portfolio in place including development sites, residential buy to lets, houses of multiple occupation and commercial buildings, so we are set for another busy year ahead."





# Women in Business Awards 2023

On Thursday 2nd March, we attended the Women in Business 2023 Awards held at the Crowne Plaza Hotel, Belfast.

The prestigious Women in Business Awards recognise, reward and celebrate the outstanding achievements of female business leaders from all sectors and industries across Northern Ireland.

Roseann Kelly, CEO of Women in Business said, "We've been simply blown away by the record number of entries to our 11th awards. With more than 200 submissions, it is a real testament not only to the reputation of the awards, but also the calibre of female business talent right here on our doorstep. The judging panel's job was made incredibly difficult by the exceptional standard of entries from across a breadth of sectors. But the 84 talented finalists are each having a real impact within their respective industries and are dedicated business women who are very much deserving of special recognition".

TE Property NI was nominated as a finalist in the 'Best New Start Up' category. TE Property NI is a property development company set up by our Managing Director, Tanya McGeehan and her business partner Elizabeth Mac Manus, both Tanya and Elizabeth value the power of collaboration and recognised that by combining their individual skills through working together, they would create a more successful business.

It was a pleasure for the MCG Investments team to attend the awards and celebrate in Tanya and Elizabeth's success when they were awarded the 'Highly Commended Award for Best New Start Up' sponsored by Invest NI.



TE Property NI Managing Director & Founders, Elizabeth Mac Manus & Tanya McGeehan

We would like to wish our Director Tanya, and her business partner Elizabeth every success on their new business venture and look forward to hearing great things from TE Property NI.

Congratulations to all of the award nominees, finalists and winners! Thank you to all of the team at Women in Business and all of the event sponsors for a wonderful evening, we look forward to next years awards already!





# WHAT IS A CONSTRUCTION PROJECT MANAGEMENT SERVICE?



Our comprehensive Construction Project Management service will enable you to take a hands-off approach to your renovation, refurbishment or extension project. We take care of your building project from start to finish and will ensure that each project meets its own timeline and budget.

We will provide you with regular progress pictures and reports, ensure you are compliant with all/any statutory regulations, and liaise with architects, building control inspectors, structural engineers, planning consultants etc as and when is necessary, on your behalf.

Let us show you the value of entrusting your project to our expertly managed team. We now have a number of different delivery teams across Belfast, giving us the capacity and impetus to manage any size of job. Our supply chain is tried and tested and consistently deliver high quality work.

Our wider team of professionals, including architects, planning consultants, quantity surveyors and engineers, bring an abundance of experience and knowledge to the table, allowing us to efficiently deliver all our projects in half the time of a self-managed project. We have a proven track record of delivering a first-class turnkey investment service.

Why not schedule a call to find out more and allow MCG Investments to take control of your renovation, extension, or refurbishment project and TAKE THAT ENTIRE STRESS AWAY FROM YOU!



*These photos are from an extensive renovation project we completed for a private client on their family home off the Ormeau Road.*





We were appointed as contractors to carry out an extensive renovation and two-storey extension to the rear of this property on behalf of a client off the Falls Road. We ensure all works are fully compliant with current building regulations and will only hand the property back over to the client, when it is building control approved and ready for tenants to move into.

We were able to add a bathrooms upstairs and take away the old bathroom which was downstairs, they allowed the property to have a separate kitchen, living dining space.





# UPDATE ON CURRENT ACQUISITIONS

*We are currently onsite with 4 new residential refurbishment projects, which we acquired in Quarter 1.*

## > Site 1- Ponsonby

A Stunning 5 Bedroom, end terraced property currently undergoing an extensive refurbishment project.



## > Site 2 - Clifton Drive

A 4 bedroom, end terraced property currently being extensively renovated and converted into a beautifully presented HMO property.





# UPDATE ON CURRENT ACQUISITIONS

## > Site 3 - Torrens Avenue

We completed on this 3 bedroom mid-terraced property at the end of Q1. The agent listed the property before the end of the day on Friday 31st March without any internal photos on the listing, intentionally to spark interest for rental demand, and by Monday 3rd April they had received 72 enquiries!

This property is situated in an area of high demand and will generate a gross rental yield.

See figures below on this fantastic deal we secured!



## **\*\*DEAL OF THE MONTH\*\***

**3 BED MID TERRACED PROPERTY  
AGREED PURCHASE PRICE = £83,000**

**MORTGAGE = £62,250**

**ACQUISITION COST = £24,650  
(INCLUDES DEPOSIT, SDLT & LEGALS)**

**MONTHLY RENT = £775 P/MNTH**

**GROSS RENTAL YIELD = 11.2%**

**ROCE% = 15.35%**

**\*EXCELLENT COMMUTER LINKS\***

**\*VERY POPULAR RENTAL AREA\***

**\*GREAT LOCATION FOR SCHOOLS & PUBLIC AMENITIES\***



# UPDATE ON CURRENT ACQUISITIONS

## > Site 4 - Beechmount

A 5 bedroom, mid terraced house situated in West Belfast. This property was sourced by MCG Investments for a private client.

MCG Construction Services are carrying out an extensive refurbishment on this property as it is currently being converted to an HMO. This will generate a higher return for the client.





# UPDATE ON COMMERCIAL PROJECTS

## > Site 1 - King House

We are pleased to show you the progress of our recently acquired commercial development project in Holywood, Co Down. Under the remit of our sister company, TEM Investments is currently carrying out a full refurbishment of the building both inside and out to modernise and upgrade the standard of this once, most iconic building which is located in the centre of the village.

The period E shaped building comprises over 4,000 square ft, across 2.5 stories including an integral coachway and basement level. The property retains many of its original period features and houses 11 self-contained units comprising a range of fit outs which are currently occupied by a mix of tenants.

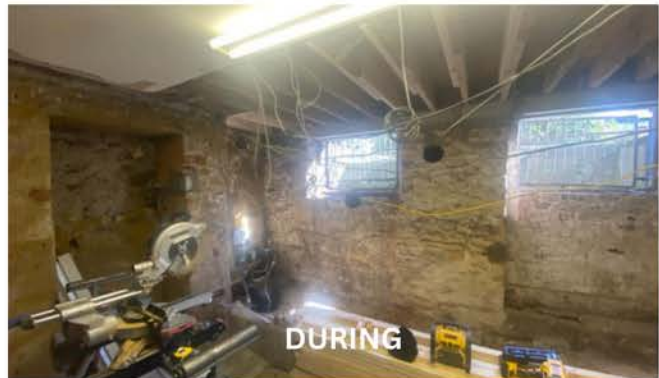
We have very exciting plans to retain the commercial use of the site and future expansion for mixed use!



BEFORE



DURING



DURING



DURING

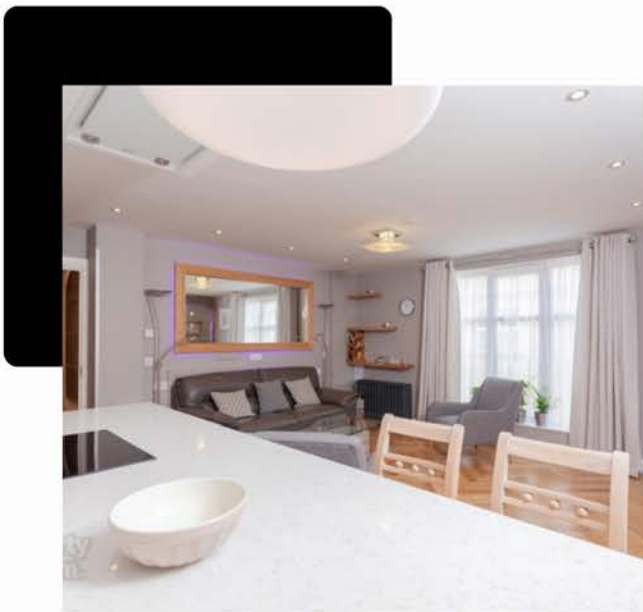


AFTER



# SERVICED ACCOMODATION

This is a new area of focus for MCG Investments and we are very excited to confirm that we have successfully secured our very first Air B&B in a fantastic location right in the heart of Belfast city centre and are actively pursuing the acquisition of more, similar type properties for our clients and the MCG portfolio.



# 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.





# client Testimonials

*Due to client confidentiality we never use client names.*

## PORTFOLIO BUILDING CLIENT

'My wife and I have used MCG Investments Property Sourcing service a few times and would highly recommend it to other busy professionals. Tanya, Nicola and the team are very proactive and really remove the stress and time associated with property investment. Their knowledge and their chosen partners ensured that no box was left unturned and we were left with sound investments requiring minimal input from ourselves.'


## PORTFOLIO BUILDING CLIENT

My husband and I have always had an interest in property investing and have always wanted to plan ahead for our children's future but due to running our own busy business, we simply did not have the time required to find good yielding investment properties.

Since becoming a client of MCG Investments, we have secured 3 buy-to-let properties, all of which are yielding a minimum of 9% yield. Tanya and her team sourced the properties, advised us on location, rental yields, purchasing options and arranged all of the necessary paperwork to become a landlord.

The properties are now all managed by an independent management agent, again all of which was arranged by MCG. We were very happy with the thorough service provided by MCG Investments and we look forward to continuing to grow our property portfolio with the aid of their services.

## 5 STAR REVIEWS

Have a read through our most recent client testimonials 

Receiving Client feedback is key for us as a company so that we can improve and develop our services.

## JOINT VENTURE CLIENT

The transformation in the properties that MCG buys, improves and sells back to the market is unbelievable. We provide the funding for some of the projects and Tanya and her team do all of the work, leaving us to focus on our day to day business knowing our investment is in safe hands. I would have no hesitation recommending MCG Investments to anyone.







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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/>

