



# MCG

## INVESTMENTS

Summary of Services

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

# WELCOME INTRODUCTION

Welcome to MCG Investments, where we specialise in providing expert investment strategies for wealth creation through property. We focus on property investment in Belfast and Magherafelt.

As a professional and family-run property investment and development company, MCG Investments is led by Tanya McGeehan, our experienced Managing Director who has over 15 years of industry expertise. With a personal connection to the world of property investment, as her father was also an investor, Tanya often says, "property is in my DNA."

At MCG Investments, we pride ourselves on offering unique and diverse property investment strategies, tailored to meet the specific requirements of our clients, through bespoke packages that ensure maximum value and returns on their investments.



# OUR APPROACH



We are proud to offer comprehensive property acquisition and development services specifically designed for investors, aimed at unlocking attractive returns through a variety of carefully crafted property strategies. Our diverse investment opportunities include the residential buy-to-let sector, buy-to-flip sector, commercial-to-residential sector, new builds, and more recently, the commercial sector.

At MCG Investments, we understand the value of our clients' time and resources. Our professional team ensures that their investments are managed securely and with the utmost professionalism, providing peace of mind throughout the entire process. We hold ourselves to the highest standards of integrity, trust, and relationships, and transparency and accountability are at the core of everything we do.

To assist our clients in making well-informed investment decisions that align with their preferred criteria, we provide detailed property reports that offer comprehensive insights and analysis. Our consultative approach guides each client carefully through the process of selecting a suitable investment property, all the way to completion, ensuring a seamless experience.

We look forward to the opportunity to welcome you on the journey of "Creating Wealth through Property" with MCG Investments.

Partner with us and unlock the full potential of your investment portfolio.

# WHAT WE DO?

With a wealth of knowledge and experience in the property industry, including many years of expertise in the Northern Ireland residential sector, Tanya McGeehan, our Managing Director at MCG Investments, brings unparalleled insights and skills to the table. Her extensive experience in building residential property portfolios for clients, sourcing and acquiring buy-to-flip properties, and delivering extensive residential refurbishments and commercial-to-residential conversions, makes her a trusted authority in the field.

At MCG Investments, we are committed to creating wealth for our clients through strategic property investments. Our dedication to ensuring the highest level of client satisfaction sets us apart. We are passionate about sharing our expertise with investors, and we prioritize building long-term relationships with them, as we believe that this is the cornerstone of our success.

Partnering with MCG Investments means entrusting your investments to a team that has a proven track record of delivering exceptional results in the property industry. Let us guide you on the path to wealth creation through property and experience the unparalleled level of service and expertise that sets us apart.



# SERVICES

At MCG Investments, we understand that every client has unique requirements when it comes to identifying suitable investment opportunities. That's why we offer a diverse range of strategy options to cater to their specific needs.

## PROPERTY SOURCING

With our team's expert knowledge of the local property market and strong working relationships with leading local estate agents, we can provide our clients with attractive returns on their investments.

Our in-depth understanding of the fundamental criteria for making sound investment decisions in the Northern Ireland property market sets us apart. We possess comprehensive knowledge of the areas that have high rental demand, as well as areas that offer affordable options for both buyers and tenants. We have the acumen to identify properties that offer the best return on investment yields, ensuring our clients can make informed decisions that align with their investment goals.

When you partner with MCG Investments, you can rest assured that you are accessing a wealth of local market expertise and insights that are critical to achieving success in the property investment landscape. Trust us to guide you towards the most lucrative investment opportunities and maximize your returns.



# SERVICES

## PORTFOLIO BUILDING

At MCG Investments, we offer a comprehensive, hands-off portfolio building service that is customized to our clients' specific investment criteria. This includes factors such as their budget, available cash for refurbishment, desired gross yield, and preferred location, among others. During our meticulous onboarding process, our Managing Director personally works with our clients to understand their unique investment strategy and how our skilled MCG team can identify the most suitable properties to meet their goals.

With over 15 years of experience in managing portfolios of buy-to-let properties, our team brings a wealth of expertise to the table. When we manage your property investment, we treat it with the same care and attention as we do our own. Our commitment to our clients is unwavering, and we take pride in providing a personal touch that is paramount in establishing and nurturing long-term, mutually beneficial relationships.

At MCG Investments, we understand that your time is valuable and that a hassle-free, streamlined approach to property portfolio building is crucial. Trust us to deliver a tailored service that aligns with your investment criteria and objectives, allowing you to build a lucrative property portfolio with ease and confidence.

*SEE BELOW FIGURES FROM AN MCG INVESTMENTS PORTFOLIO BUILDING CLIENT CASE STUDY*



13x Buy to Let  
Investment Properties

TOTAL COMPANY CAPITAL INVESTED  
£406,000

TOTAL MONTHLY GROSS RENT  
£7,550

TOTAL ANNUAL GROSS RENT  
£90,600

PORTFOLIO GROSS YIELD  
9.72%

TOTAL GROSS ROCE %  
22.32%

# SERVICES

## JOINT VENTURE

At MCG Investments, we hold a firm belief in the power of collaboration. We bring together people and resources, leveraging collective experience, knowledge, and funds to source, develop, and build new partnerships and projects in the property investment space. Through Joint Venture arrangements, we collaborate with our clients to source and acquire a diverse range of property developments, including distressed properties, commercial-to-residential conversions, and new builds.

Our comprehensive approach entails managing every aspect of the property investment process, from sourcing to refurbishment, development, and sale, with regular and transparent communication to our clients. With our expertise and meticulous attention to detail, we ensure that every property development under our Joint Venture arrangements is executed with precision and professionalism, maximizing returns and creating value for all parties involved.



# SERVICES



## FIXED RETURN

At MCG Investments, we offer our clients an opportunity to invest in our organization at a fixed rate of interest over an agreed period of time. This hands-off investment option provides a predictable and secure source of passive income, with an agreed fixed return that is paid out annually. The minimum investment period is set at 24 months, and longer terms are also available to suit the unique requirements of our valued clients.

Our existing return on investment rates range from 6% to 10%, depending on the amount of capital invested. We take pride in our transparent and competitive rates, which are carefully aligned with our clients' investment goals and financial objectives. With our proven track record of delivering attractive returns to our investors, we offer a compelling opportunity for investors seeking a reputable and reliable investment option.

Investing in MCG Investments not only provides our clients with an attractive fixed rate of interest, but also grants them the peace of mind that comes with our professional and diligent approach to managing investments. We prioritize integrity, transparency, and accountability in all our dealings, and strive to deliver outstanding results for our valued investors. Partner with MCG Investments and unlock the potential of a lucrative and hassle-free investment opportunity.





# SERVICES

## PROJECT MANAGEMENT

At MCG Investments, we take a comprehensive and strategic approach to project management, leveraging the expertise of our in-house contracting company, MCG Construction Services Ltd. Our dedicated team of professionals offers bespoke building and landscaping services, ensuring that every project is executed to the highest standards of quality and efficiency.

With our own contracting company, we have full control over the entire project lifecycle, from planning to execution, allowing us to maintain strict adherence to agreed-upon objectives, timescales, and budgets. Each project is treated with the utmost attention to detail and tailored to meet unique requirements, ensuring that our clients' expectations are not just met, but exceeded.

Our commitment to excellence and our ability to deliver results through our in-house contracting company sets us apart in the industry. By overseeing all our projects with our own dedicated team, we maintain a high level of quality control, accountability, and efficiency, providing our clients with a seamless and professional experience throughout the project journey.

Partner with MCG Investments for your property acquisition and development needs and experience the advantage of our integrated approach to project management, powered by our in-house contracting company.



# SERVICES

## PROPERTY BUYING

As property owners, you may face challenges in selling your properties swiftly and efficiently. If you are grappling with issues such as property disrepair or lack of funds for necessary modernization or refurbishment, Property Purchasing offers a viable solution.

Through our Property Purchasing service, we specialize in working with astute investors who actively seek investment properties. We have the financial acumen and agility to purchase your property quickly, surpassing traditional methods.

We understand that each property owner has unique circumstances, and we pride ourselves on delivering bespoke solutions that align with your specific needs. Whether you are facing challenges related to property disrepair or financial constraints, we are committed to offering viable options that cater to your requirements and circumstances.

Partner with us to experience a seamless and expedited property purchasing service.

# CHOOSE YOUR NEXT INVESTMENT WITH US





# MCG

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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/>

