



MCG

INVESTMENTS

# PROPERTY PORTFOLIO BUILDING

WE ARE COMMITTED  
TO CREATING WEALTH  
THROUGH PROPERTY”





Welcome to MCG Investments, where our focus is on providing exceptional property investment strategies that facilitate the creation of wealth. We specialise in property investment in Belfast, Northern Ireland. As a professional, family- owned property investment and development company, we specialize in tailoring investment packages to meet the unique needs of our clients.

Under the leadership of our Managing Director, Tanya McGeehan, who has over 15 years of experience in the property industry, we are committed to delivering superior investment solutions that are rooted in our deep understanding of the local property market. Tanya's passion for property is ingrained in her DNA, as her father was also a successful property investor.

At MCG Investments, we take pride in offering a diverse range of investment strategies that are designed to deliver exceptional value and meet the specific investment objectives of our clients. Our commitment to professionalism and excellence has earned us a reputation as a trusted partner in the property investment industry, and we look forward to the opportunity of working with you.

## ONBOARDING

We will schedule a call with Tanya, to have an initial conversation about your investment goals. During this call you will discuss the type of properties you would like to purchase, finance options, location, preferred property strategies and your long-term plans.

You will receive a follow up email summarising the proposed investment plan, along with our contract to sign and return with the relevant compliance information.

At MCG Investments, we pride ourselves in offering unparalleled customer service and attention to detail, ensuring that your investment objectives are fully met.



## ACQUISITION PROCESS

Once onboarding has been completed, MCG Investments will start research and analysis of potential investment opportunities. With a keen eye for detail and an unwavering commitment to delivering customised solutions, we will develop a bespoke shopping list for each client based on their specific criteria, including gross yield, budget, location, and cash flow.

Our team will carry out all viewings and undertake due diligence on each property, ensuring our clients have access to the most suitable investment options. Once we identify a viable property, we will prepare a detailed report with the following information:

- All relevant financial data, including an estimate of any refurbishment work required
- Valuations from local estate agents on both market value and potential rental income
- Internal and external photos
- Comparable properties in the area
- A map of the area
- A description of the potential tenants the property might appeal to
- Some information about the local area, such as local schools, universities, and new large capital developments that will increase values in the area in the future

At MCG Investments we pride ourselves on providing a holistic service. We have the capacity to undertake all project management and all physical works for our clients' properties

## LEGALS

Once our clients have reviewed the report and are content to progress with the purchase of the property, MCG Investments will oversee the entire conveyancing process, liaising with estate agents and solicitors on their behalf. If the client does not have their own conveyancing solicitor or independent mortgage broker, we can refer them to the relevant professional within our wider network.

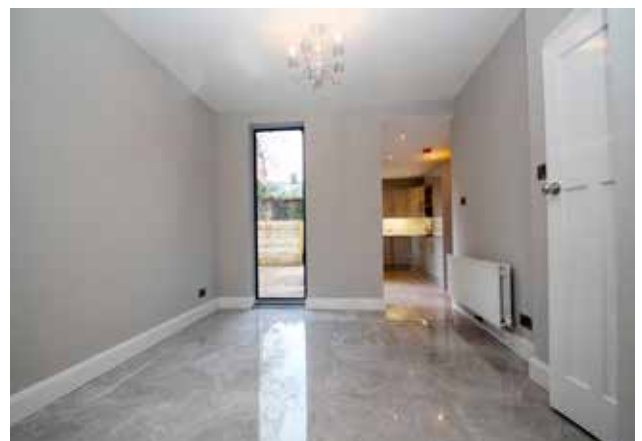
We place a premium on ensuring that each property meets our rigorous standards, and we will immediately instruct a thorough survey of the property, review the report, and provide sound advice to our clients based on our findings. In addition, our trades team will inspect the heating and electrics in each property and price any required refurbishment works, all prior to completion.

At MCG Investments, we are committed to delivering a comprehensive service, taking every step necessary to ensure that our clients' investment experience is as seamless and stress-free as possible.

## COMPLETION

At MCG Investments, we understand that our clients are busy professionals, and we aim to provide them with a seamless investment experience. Once the property sale has been successfully completed, we can take care of any necessary refurbishment work, using only our trusted tradespeople, adhering to the highest standards of quality and workmanship.

We understand the importance of securing suitable tenants for our clients' properties, and we will appoint a reputable letting and management agent who can navigate the rental market on our clients' behalf. Our team will compile all necessary documentation required by both agents to onboard a tenant to the specific property, streamlining the process for our clients and ensuring that all legal requirements are met.





## COMPLIANCE

At MCG Investments, we take our clients' legal obligations seriously, we will ensure that they are properly registered as landlords and on the TDS system, minimising the potential for legal or financial issues. Our involvement only ceases once an appropriate tenant has been identified, thoroughly vetted, and deposits paid.

We pride ourselves on offering a comprehensive end-to-end service, allowing our clients to enjoy the benefits of property investment without the associated stress and hassle.



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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/>

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