



WE ARE COMMITTED TO CREATING WEALTH THROUGH PROPERTY

Q3 Insights from our Managing Director

I am delighted to present the Quarter 3 Insights from MCG Investments. As Managing Director of our family-based company, I'm excited to share our recent achievements and plans for the months ahead. We ended our summer season celebrating the success of our top 100 local companies in Northern Ireland, with a novel marketing plan to toast their success and make connections with industry leaders here.

MCG Investments remains dedicated to wealth creation through property, and this quarter, we are focusing on expanding our property portfolio building services.

We have capacity currently to

onboard a small number of new clients interested in building portfolios of between 4-20 properties. We expect these spaces to fill up fast, so if this is something you have been procrastinating over, please reach out today and we can get you signed up for 2024.

Against the face of global and local challenges, including geopolitical events in Ukraine and the middle east, turbulence in the UK economy in the last twelve months and the continued absence of a NI elected government the economy and property market has continued to hold its own here.

The Bank of England's monetary



Tanya McGeehan
Managing Director

policy meeting of 2nd November 2023 will be watched closely to help us understand how we will move in to 2024 in terms of inflation, interest rates and the general financial state of the nation.

Whatever is ahead of us, our MCG owned companies are committed to investing in the local property market, in residential, commercial, and social housing opportunities. If you are interested in exploring how we might collaborate with you or your company, please reach out using the contact details provided in this newsletter. We wish you continued success in the final quarter of 2023.

Celebrating Excellence in Northern Ireland!

At MCG Investments, we're all about recognising achievement and building enduring partnerships. At the beginning of September, we were privileged to extend our warmest congratulations to Northern Ireland's Top 100 companies. To mark their remarkable accomplishments, we presented each with a specially curated gift box, complete with a delicious Belfast Monopoly themed cake from the renowned Corner Bakery in Magherafelt.

We understand the vital role their dedicated leadership teams play in their corporate successes, and this sweet gesture was our way of celebrating their hard work. We are deeply committed to collaborating with high-net-worth corporate businesses, assisting them in wealth-building and asset diversification. Our dedication to seeing our partners flourish is at the core of our mission.

The heartwarming reception we received from industry leaders in Northern Ireland underscores the power of forging connections and nurturing meaningful relationships. We eagerly anticipate continuing our partnerships and sharing success stories with Northern Ireland's top companies. Congratulations once again on your outstanding achievements!



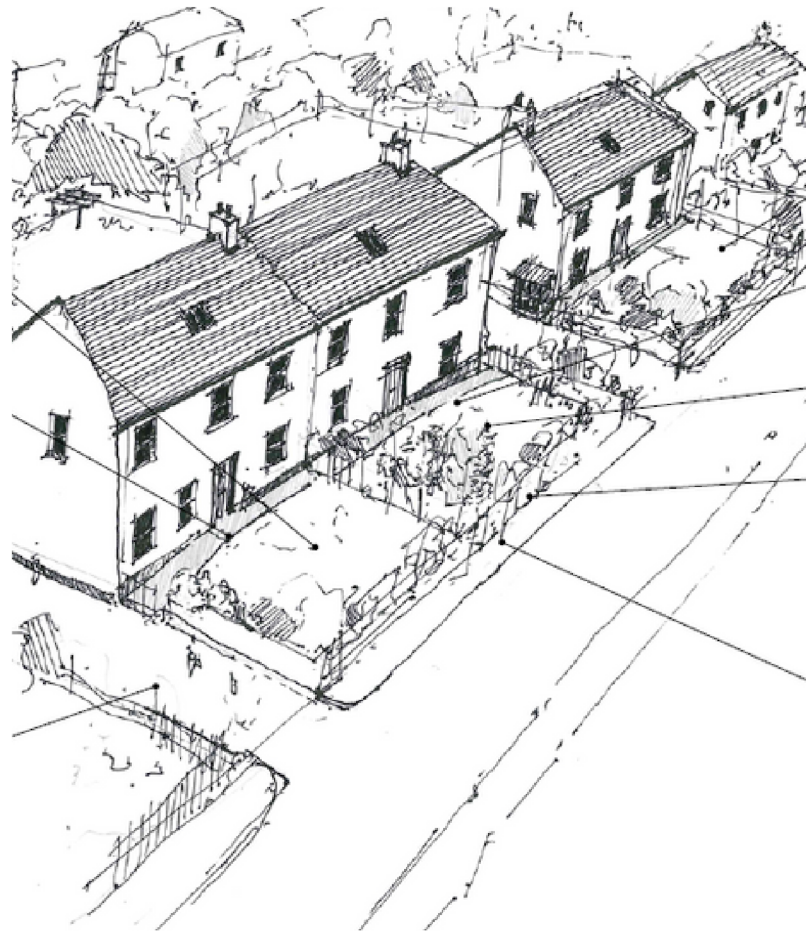
We have a busy season ahead with Recent Acquisitions...

MCG Investments has been actively securing an array of properties and projects that showcase our dedication to enhancing the property landscape in Northern Ireland.

We've successfully acquired a number of distressed buy-to-let properties, catering to our portfolio-building clients' diverse investment needs.

Among our impressive acquisitions, we've added a substantial three-story commercial building to our portfolio. This property comes complete with full planning permission for conversion into residential apartments.

Further expanding our commitment to housing development we have recently secured a new site, primed for transformation into modern, much-needed social housing apartments, more information on this over the coming months.



Project Management Expertise

At MCG Investments, our project management expertise extends across a range of properties and ventures, delivering exceptional results with unwavering precision.

One of our upcoming construction project management jobs, involves an extensive refurbishment of a commercial three-storey building situated in Armagh. The transformation plan includes the renovation of the existing commercial office on the ground floor, along with a full modernisation of the 3-bedroom apartment on the first and second floors.

Furthermore, several three-story distressed buildings located off the Antrim road, have come under our delivery, all acquired on behalf of portfolio-building clients. These properties will be converted into stunning, modern HMO (House of Multiple Occupancy) residences.

Our comprehensive approach to project management ensures that these refurbishment jobs will exceed our clients' expectations of delivering high standard investment properties, further solidifying our commitment to excellence.

Portfolio Building Deal of the Month

Our property sourcing service includes identifying and acquiring lucrative property investment opportunities, on behalf of individual investors or companies.

We help our clients to build long-term property portfolios and therefore long term wealth.

We will dedicate time researching the property market, analysing market trends, and investment potential to ensure all secured properties generate healthy returns.

Once you become a client of MCG Investments, you immediately avail of the extensive network of professionals needed to help build a successful property investment portfolio.

See below the figures for a property which we sourced for a portfolio building client this month. MCG Investments will also carry out all refurbishment works on the property.



INVESTMENT DEAL OF THE MONTH

**4X BED MID-TERRACED PROPERTY
(BEING CONVERTED INTO A 5 BED HMO PROPERTY)**

AGREED PURCHASE PRICE = £120,000

**MORTGAGE 75% LTV = £ 90,000
DEPOSIT 25% = £30,000**

REFURB = £33,000 INC. FURNITURE

**OTHER ASS.FEES = £7000
(SDLT, LEGALS, HOME BUYERS REPORT, HMO APPLICATION FEES)**

TOTAL ACQUISITION COST = £70,000

****POST REFURBISHMENT****

RE-FINANCE AT NEW MARKET VALUE OF £190,000 @75% LTV = £142,500

MONEY LEFT IN DEAL = £17,500

**GROSS ANNUAL RENT (AS A 5BED HMO) = £25,500
ANNUAL NET POSITIVE CASHFLOW = £12,623**

ROCE% = 72%

GROSS YIELD% (POST REFURB) = 17%

This property was located in North Belfast, in a popular residential area with good public amenities.



CALL US ON 028 79 418084
INFO@MCGINVESTMENTS.CO.UK
WWW.MCGINVESTMENTS.CO.UK



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/>

