

## Investment Property Opportunity

MCP is now able to offer its clients access to investment properties in new developments, both big and small, at cost-effective prices.

There is no hype or marketing in the process, and we are not providing any financial analysis or recommendations. We leave this with you and your financial advisers.

This is simply a new service to provide access for our clients to purchase property not otherwise advertised to the general public.

We have developed a set of guidelines within which we operate. Our criteria in basic terms are:-

1. Each developers' history and previous projects, particular with respect to level of quality.
2. Location – typically inner Melbourne metropolitan.
3. Surrounding infrastructure, existing and planned.
4. Likely rental performance and growth expectations.
5. Timing of completion.

We do not wish to provide access to student accommodation, serviced apartments or large developments typically targeted at offshore investors.

To allow us to spend the time on getting to know the developers, their projects and be able to source new options before they become available to a wider market, we charge developers a fee upon sale for your introduction, which is fully disclosed. There is no charge to you.

If you are interested please contact us

Please also note we have forged relationships with buyer advocates, who we believe add value to the process of purchasing established home and investment properties, and to whom we can direct you if that is of interest. This is also the case with property managers for rentals.