



SELL. INVEST. ACQUIRE.



## WHAT WE DO

MPG works with high net worth individuals from around the world. We provide tailored services to meet each client's individual wealth creation and property investment needs.

We are able to support individuals buying from overseas with sourcing and acquiring the perfect property. As our emphasis is on lifestyle improvement – we source high-end properties for affluent buyers. This service is also available to UK developers looking for land.

MPG also provides support with investment-based residency visas for high net worth individuals, personal and corporate relocation services and vacant property management in the UK. Our aim is to take care of every aspect of the property investment process, along with ancillary services designed to make your life easier.

Our individually tailored real estate consultancy includes assistance with buying and selling properties and land through auctions and joint ventures for development and refurbishment.

We also provide property and business education services, in part through a range of events and seminars that are carefully planned as high level knowledge sharing and networking opportunities.

Wealth protection is also a core component of our service. We aim to preserve the lifestyle that our clients desire, by offering tailored wealth protection solutions that work within the UK system of optimal results.

**For more information on the work of Midas Property Group, please get in touch.**

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## HOW DOES MPG WORK?

We don't believe that a 'one size fits all' approach works for property investors. We use a two way process that blends a client orientated approach with developmental analysis.

Each individual has different circumstances, goals and preferences. That's why we hold an initial consultation meeting to establish a new client's personal financial position, wealth creation goals, risk profile and more.

This initial meeting allows us to put together an individually tailored proposal for each new investor with whom we work. As part of this, we also review the client's existing portfolio and investment strategy, to ensure that he or she is making the most from their current property investment(s).

We also develop a long term strategy for each client. We want to ensure that your property works for you for many years, not just in the short term. As part of this we also develop a personalised implementation plan, so that your portfolio grows at the rate you want it to, when you want it to.

## THE BUYING PROCESS

Buying land or property doesn't need to be a headache. Here at MPG we aim to make sure the purchase process is as smooth as possible.

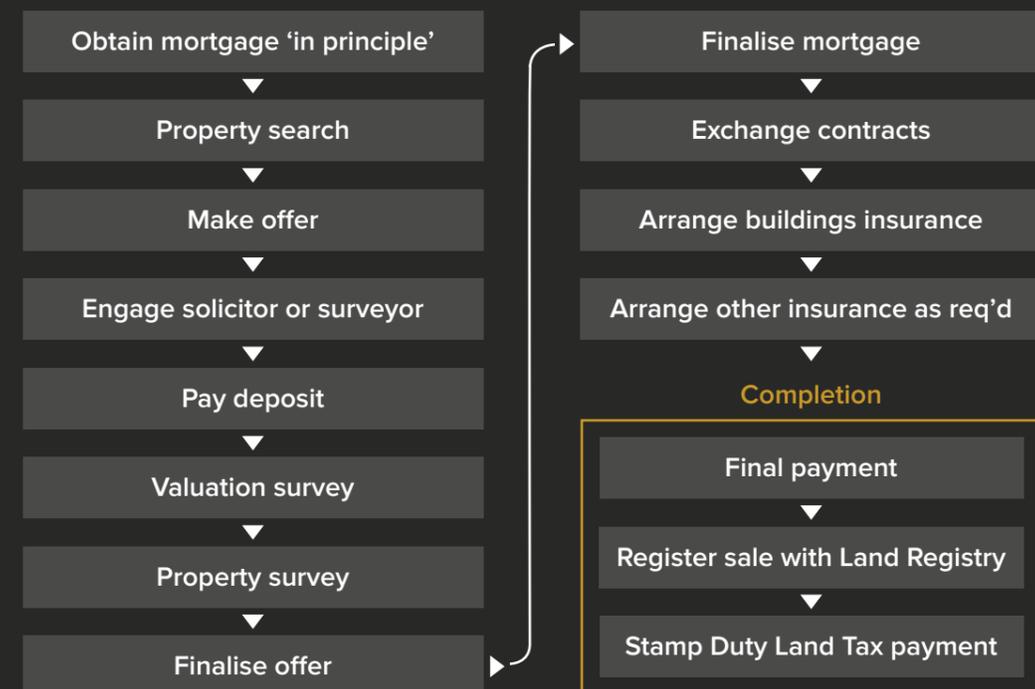
To do this, we help to identify the right property for you, have it valued and obtain an in-principle mortgage agreement. We then support you with making an offer, instructing your solicitor, the survey and dealing with any mortgage offer. Exchanging contracts, completion and key collection are also parts of the buying process that we can assist with.

## TOTAL COST OF ACQUISITION

Property acquisition costs differ from country to country. Investors should be sure that they have allowed for the various fees and taxes when purchasing a property. In the UK this means allowing for the property cost, valuation fee (mortgage), surveyor's fee (in relation to the building), legal fees (such as solicitors' bills), Stamp Duty Land Tax, estate agent fees and electronic transfer fees.

**Please contact us for further details.**

## THE BUYING PROCESS



## STAMP DUTY LAND TAX

You must pay Stamp Duty Land Tax if you buy a property or land costing more than £125,000 for residential properties and £150,000 for non-residential land and properties in England, Wales and Northern Ireland. It is calculated based on the following rates:

Property or lease premium or transfer value	SDLT rate
Up to £125,000	Zero
The next £125,000 (the portion from £125,001 to £250,000)	2%
The next £675,000 (the portion from £250,001 to £925,000)	5%
The next £575,000 (the portion from £925,001 to £1.5 million)	10%
The remaining amount (the portion above £1.5 million)	12%