



Max Property Group

Your Property Investment Specialists

INVESTING IN A REAL ESTATE FUND

- INVEST FROM £ 1,000.-
- AUTOMATED INVESTMENT
PROCESS
- SPREAD OF RISK
- STABLE INCOME



INVEST IN REAL ESTATE

Nowadays, money held in a bank account hardly yields any returns, so it makes sense to look for better ways to make your money work for you. History has shown that investing in real estate is one of the most stable and profitable investments that you can make in the long term. There are various ways to invest in real estate, however.

One option is to build your own real estate portfolio, but this requires a great deal of knowledge and an established network of professionals. In addition, compiling a real estate portfolio requires considerable financial means, which are not available to everyone. In this case, investing in a real estate fund is a good alternative.

INVESTING IN A REAL ESTATE FUND

By investing in a real estate fund, you grant yourself a stable and profitable investment without the worry and hassle that goes with purchasing your own real estate portfolio. Everything is done for you, such as viewing the property, conducting a structural inspection, negotiating and reviewing a purchase agreement etc.

Investing in a fund does not merely save you the purchasing process, it also relieves you from ongoing issues, such as vacancies, choosing the right tenant or chasing rent payments. All these concerns are taken out of your hands.

“You receive a fixed return every quarter, whilst the managers of the real estate fund take care of all activities related to the property”



Check out the returns calculation at page 4 - 5!



KNOWLEDGE OF THE MARKET

Max Property Group is experienced in establishing and managing real estate funds. Behind the funds is a team of experienced real estate specialists, with the knowledge to purchase the right properties for the best returns.

In addition, both the management and rental activities are conducted from within the group, which not only saves on costs but also ensures a high quality service.



www.maxcrowdfund.com

PERFORMANCE CALCULATION OWN CAPITAL

Investment

- Purchase amount	£ 125,000		
- Transfer tax (stamp duty)	£ 3,750	3%	
- Legal fees	£ 1,500		£ 1,250 plus VAT
- Agent fees	£ 3,025	2%	£ 2,500 plus VAT
- Renovation	£ 1,500		Projected (incl. VAT)
- Property survey	£ 605		€ 500 plus VAT
Total	£ 135,380		

Income

- Rental income	£ 10,200	£ 850	Monthly
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Annual expenses

- Voids	£ 392	3,85%	
- Repairs/ renovations	£ 765	7,5%	
- Insurances	£ 180	£ 15	Monthly
- Management fees	£ 1,020	£ 85	Excl. VAT
Total	£ 2,357		

Equity increase	£ 4,061	3%	Projected annual portfolio value increase
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Net income excl. equity increase	£ 7,843
Net income incl. equity increase	£ 11,904

ROI excluding equity increase	5,79%
ROI including equity increase	8,79%

Additional important information

- Average rental period	104	weeks	2 years
- Average period between tenants	4	weeks	Check out/ repairs/ tenant checks/ check in

Investment performance	Excl. equity increase	Incl. equity increase
- After 3 years	£ 23,528	£ 35,712
- After 5 years	£ 39,213	£ 59,520
- After 10 years	£ 78,427	£ 119,041

PERFORMANCE CALCULATION MPG UK

Investment

- Amount invested	£ 125.000	
- Issuance fees	£ 0	0%
- Legal fees	£ 0	
- Agent fees	£ 0	0%
- Renovation	£ 0	
- Property survey	£ 0	

Total £ 125.000

Income

- Annual income	£ 12.500	10%	Paid each quarter on fixed dates
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Annual expenses

- Voids	£ 0	0%	spread of risk *
- Repairs/ renovations	£ 0	0%	spread of risk *
- Insurances	£ 0	£ 0	
- Management fees	£ 625	0,5%	

Total £ 625

Equity increase (30% of the profits of the LTD incl. the increased property value) **£ 1,125** **3%** Projected annual portfolio value increase

Net income excl. equity increase **£ 11,875**
 Net income incl. equity increase **£ 13,000**

ROI excluding equity increase **9,5%**
 ROI including equity increase **10,4%**

Investment performance

	Excl. equity increase	Incl. equity increas
- After 3 years	£ 35,625	£ 39,000
- After 5 years	£ 59,375	£ 65,000
- After 10 years	£ 118,750	£ 130,000

* as part of a portfolio



The conclusion? Return figures show that... similar returns can be achieved by investing in a real estate fund as by owning a portfolio, just without the burdens and concerns of ongoing management.

BENEFITS AT A GLANCE

The benefits of investing in a real estate fund at a glance:

- Low entry level, investment possible from just £ 1,000.-
- Investment process fully automated via Max Crowdfund
- Invest in several funds or projects for a better spread of risk
- Regular, stable income paid automatically

FOR MORE INFORMATION:

- ▼ Visit the Max Crowdfund website - www.maxcrowdfund.com
- ▼ Contact us by phone or email
- ▼ Or drop by for a no-obligation conversation

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