



MKA REAL ESTATE
BUILDING PORTFOLIOS FOR OUR CLIENTS

**INVESTOR
PROSPECTUS**



**MKA
REAL ESTATE**

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We build bespoke property portfolios for families looking to create generational wealth.

WHAT WE DO

MKA Real Estate builds bespoke property portfolios for families around the world.

We build portfolios of income-generating assets with strong capital growth, ensuring that our clients have a solid asset base to pass down to younger generations.

Our investors receive a hands off experience by leveraging our local market knowledge, extensive contacts, and over 20 years of experience.

One of the key benefits of investing in a property portfolio through MKA real estate is our expertise & proven track record. Our team of over 500 sourcing agents nationwide help us find the best deals, while our in house team analyse and negotiate these on behalf of our clients. We provide further value through asset management fuelling the growth of these portfolios.

MKA Real Estate allows our clients to enjoy the benefits of owning property without having to deal with the day-to-day management that comes with it. This is particularly valuable for busy professionals and families who don't have the time or resources to manage their own properties.

By investing with us, clients can earn regular income from rental properties while also seeing the value of their investments increase over time. They can be confident that their portfolios are managed professionally and optimized for maximum returns.

MKA provides a unique opportunity to own and benefit from property without having to operate it

Structuring & Debt

- Source best financing options
- Tax advice on optimal structures for complex deals

Underwriting

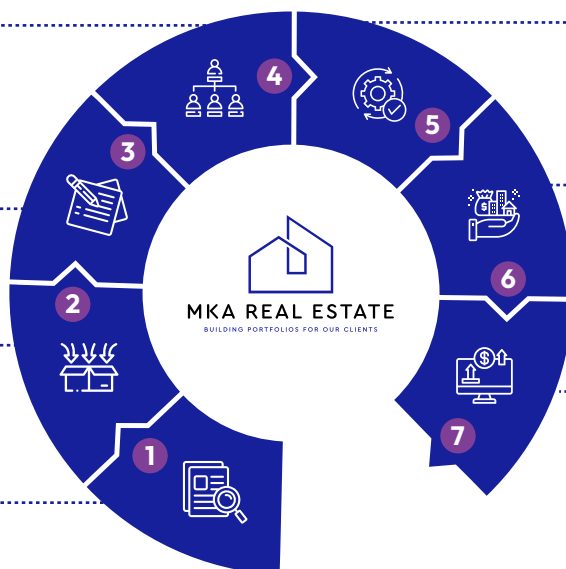
- Rigorous Financial analysis and modelling

Sourcing

- Hunt for lucrative acquisition opportunities that meet our specific criteria.

Research

- Area knowledge of historic and future
- Socio/ economic analysis of demographic & employment rates
- Proximity to local amenities, transport links, hospitals, schools, etc



Execution

- Negotiating & agreeing favourable terms
- Conveyancing - getting the deal over the line.

Asset Management

- On- going management – Negotiating, Instructing & dealing with managing agents
- Further management ensuring optimum performance.

Monetization

- Disposal/ refinance ensuring maximum price/ value and best terms.

Best in class professionals have been selected to those elements that require outsourcing

We invest in everything 'living' which includes:



Buy to Let
apartments &
blocks.



Purpose built
student
accommodation.



Co- Living



Buy to sell/
Property
development.



Serviced
Accommodation

HOW WE WORK



Fact Find:

We conduct a thorough fact-finding session with our clients to understand their financial goals, investment preferences, and risk appetite. We also discuss their personal circumstances and long-term plans, such as whether they want to build a property portfolio that can be passed down to future generations or to be sold off later. By understanding our clients unique needs and desires, we tailor our approach to create a bespoke investment strategy that fits.



Creation of Property Vehicle:

Once we have a clear understanding of our clients, we create a property vehicle that is tailored accordingly. This involves identifying suitable properties that match their investment criteria, such as location, price, and potential for capital growth and rental income. We also consider factors such as taxation, legal structures, and financing options to create a robust and a sustainable portfolio that will generate long-term returns.



Deal Presentation and Execution:

We present our clients with a range of property investment opportunities, providing detailed information about each including area, rental yields, capital growth potential, and any risks associated with the investment. Our clients can then choose which properties they want to invest in, and we take care of the rest ensuring that the deal is executed smoothly and efficiently.

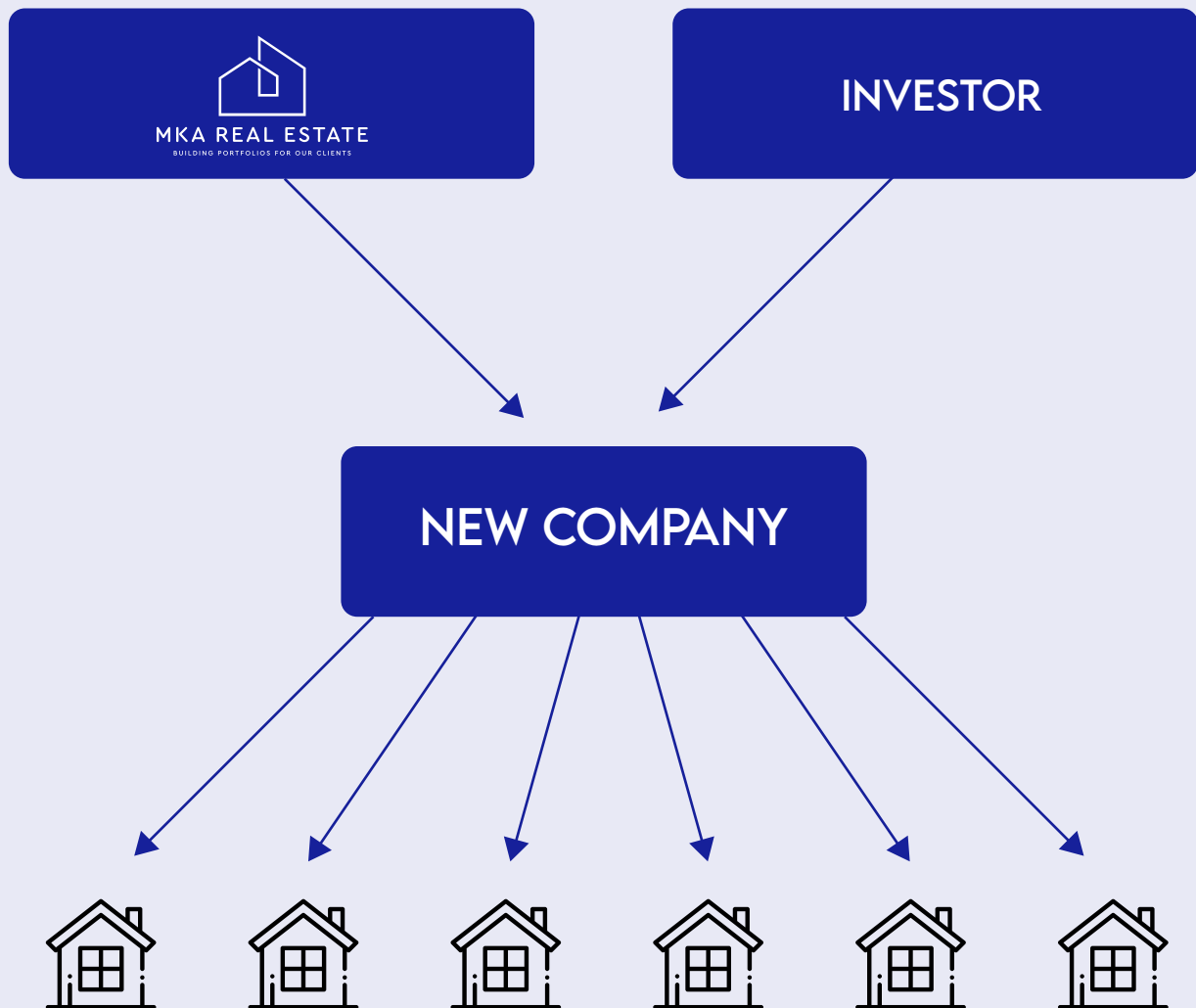


Monetize:

The final stage of our process is to help our clients monetize their investment by generating rental income and capital growth. We provide ongoing property management services to ensure that the properties are well-maintained and generate maximum rental income. We also monitor market conditions and adjust our clients' portfolios as necessary to ensure that they continue to generate strong returns. By providing ongoing support and guidance, we help our clients achieve their long-term financial goals and build a secure future for themselves and their families.

STRUCTURE

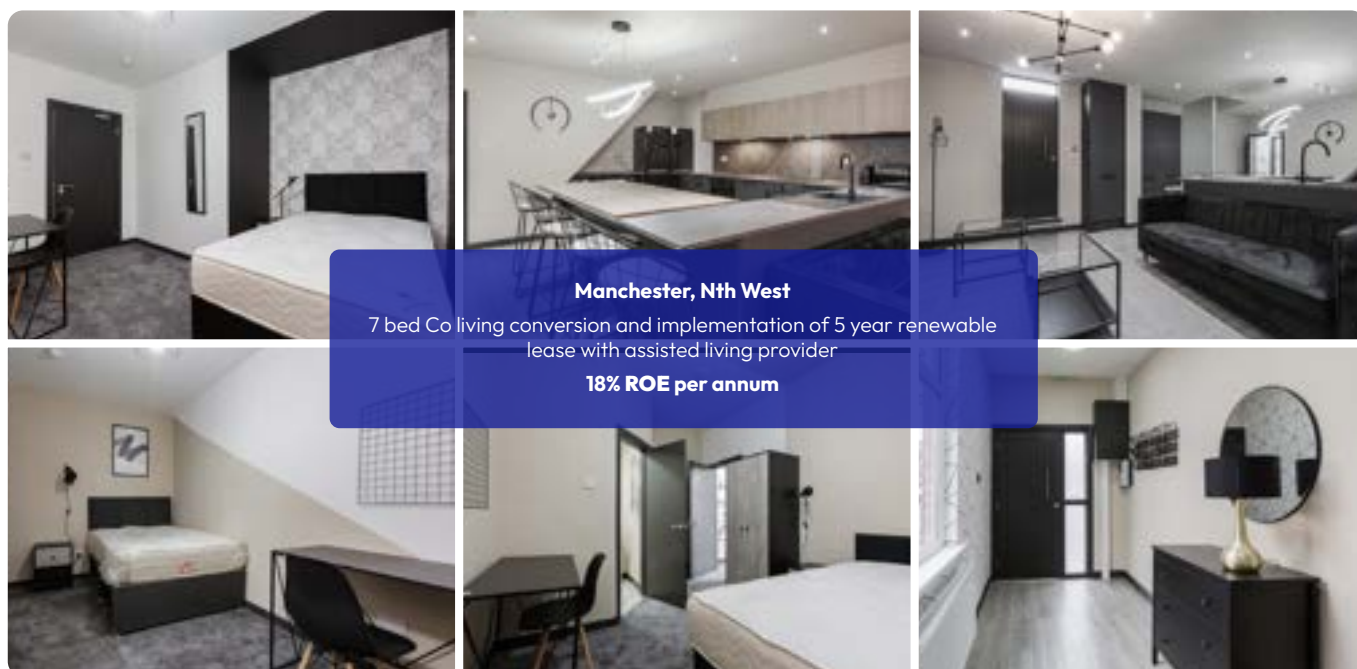
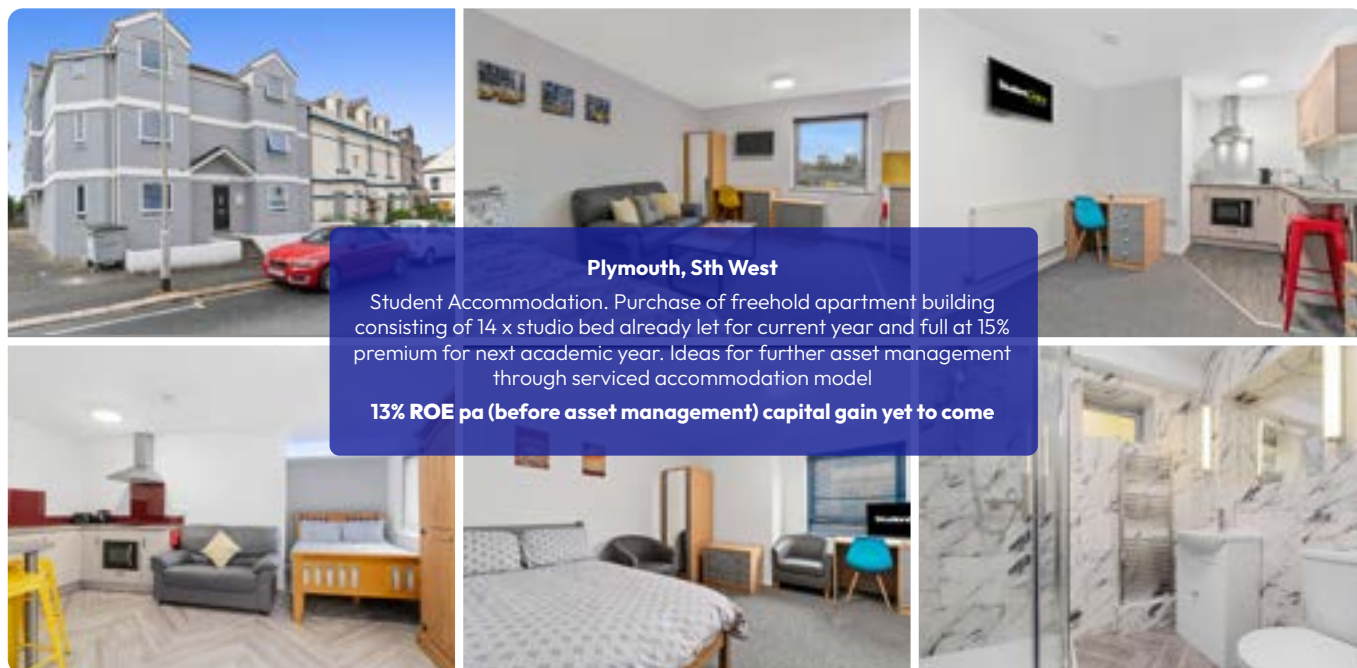
CHART



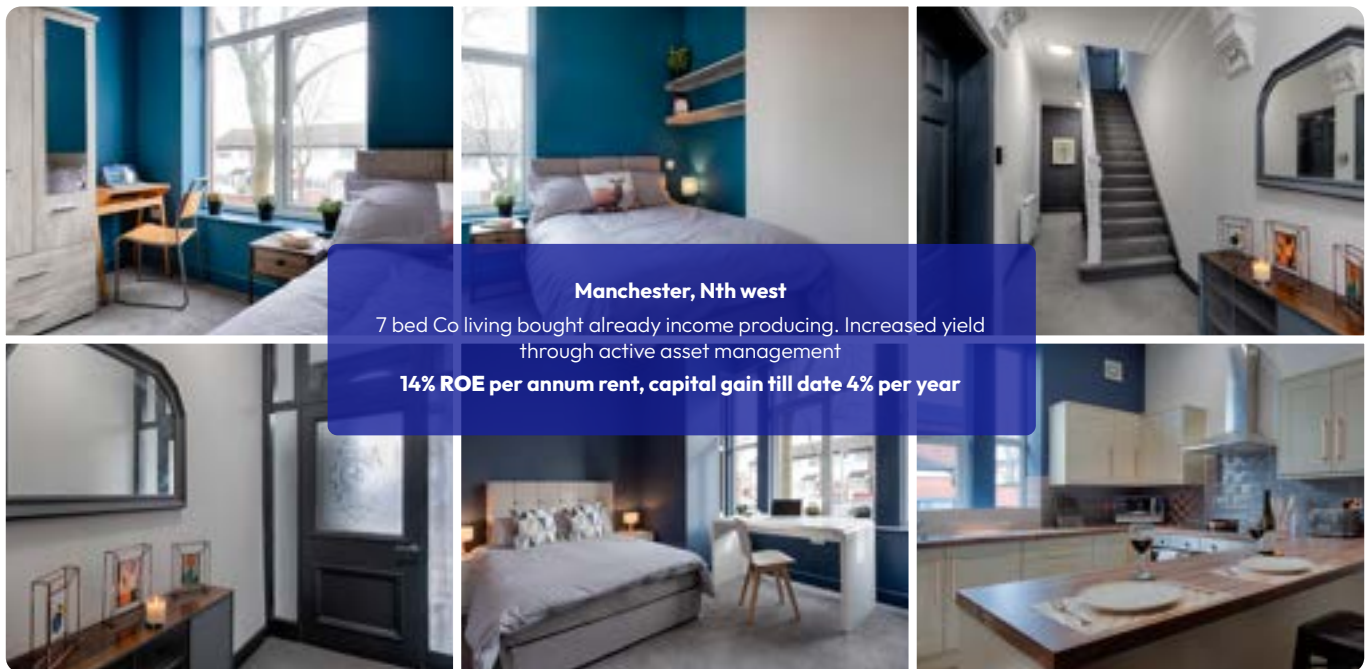
Our promise is to build you a solid property portfolio that generates both passive income and capital growth. After 5 years portfolios are packaged and sold to a third party at multiple of income, alternatively families have the option to buy back shares from MKA at market value

EXAMPLES OF OUR TRANSACTIONS

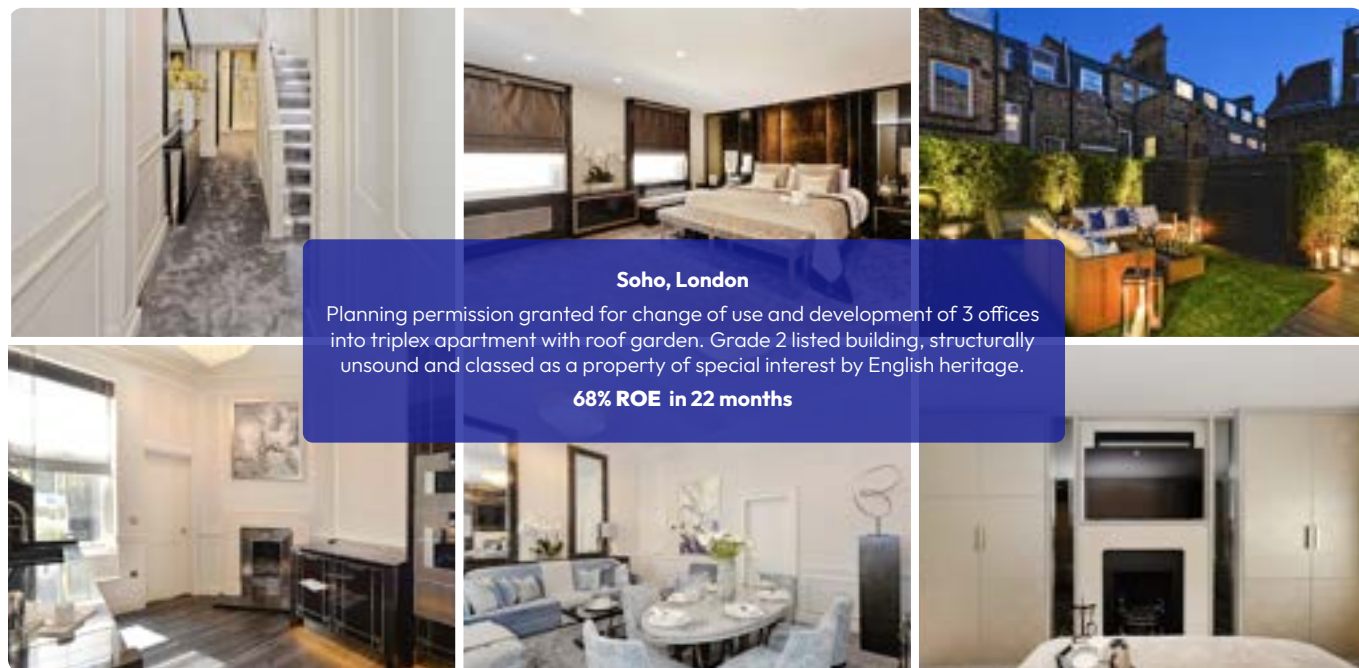
Zero loss throughout our investments



EXAMPLES OF OUR TRANSACTIONS



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EXAMPLES OF OUR TRANSACTIONS



Mayfair London

Redevelopment of mews house, planning granted for rear extension and walk on terrace above.

50% ROE in 24 months



Mayfair London

Redevelopment of unmodernised 2 bed creating large open plan living and increased ceiling heights and door frames throughout

42% ROE in 28 months



The returns speak for themselves

WHY INVEST IN UK PROPERTY?



STRONG ECONOMY

USD 2.8 Trillion GDP



GROWING POPULATION

68 million expected to grow by
6-8 million in the next 15 years



MAJOR HOUSING BACKLOG

4.75 Million units

1 HOW LAND IS USED



54.7%

Farmland



34.9%

Natural



2.5%

Green urban



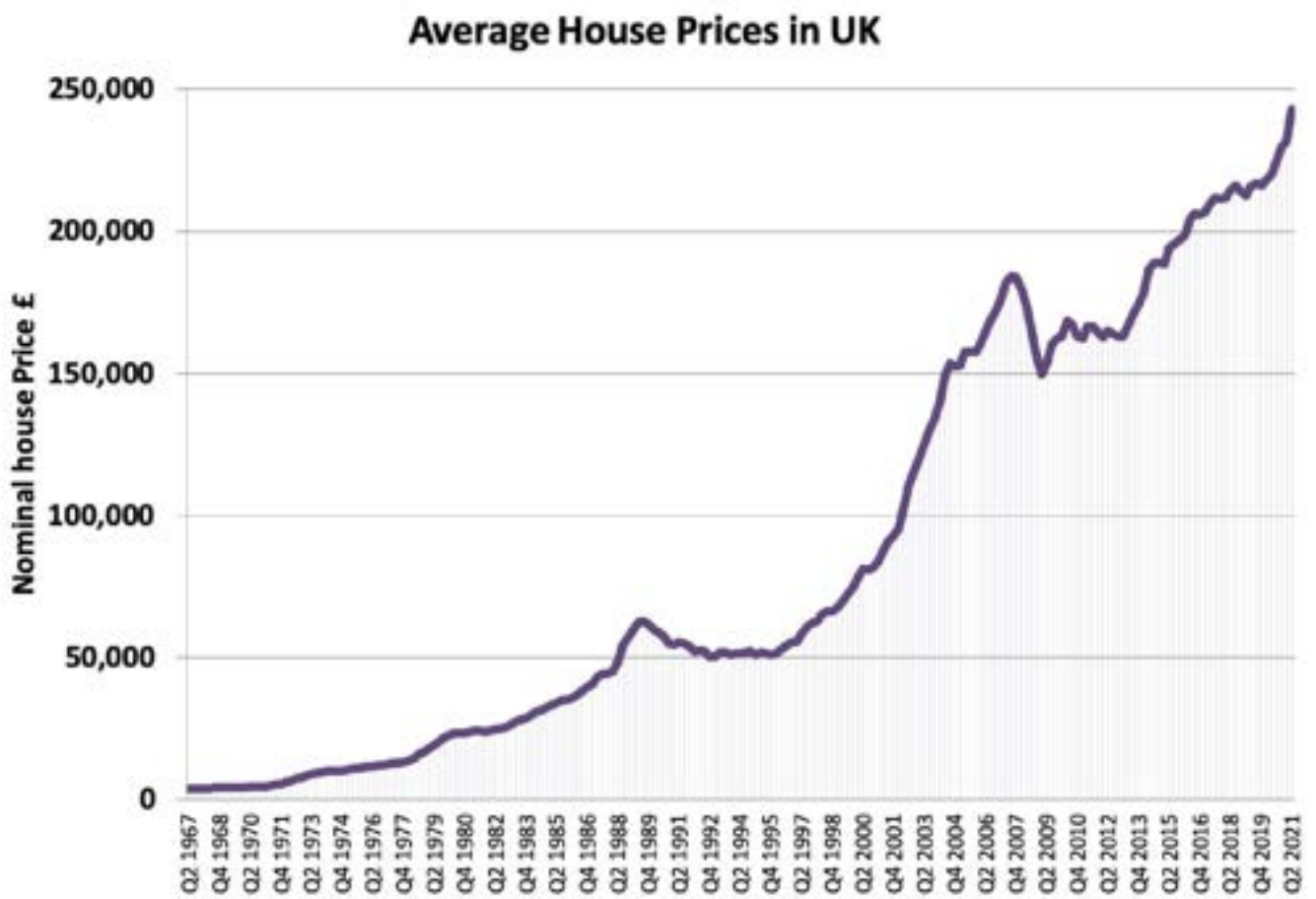
5.9%

Built on



The UK has limited land available for construction due to the vast green areas that are protected which has resulted in its scarcity, driving up its value.

2 CAPITAL GROWTH

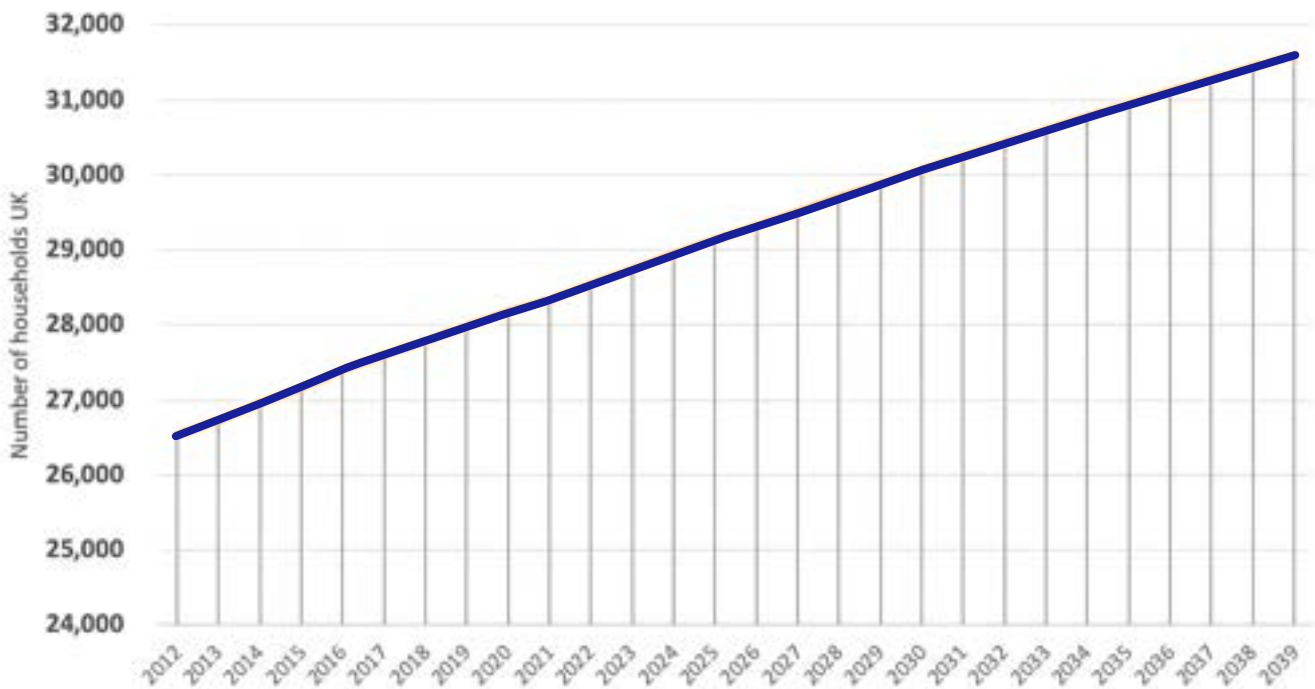


Source: Nationwide

3 SUPPLY vs DEMAND

The UK is facing a severe housing crisis, with a backlog of unfulfilled demand for new homes that the government has failed to meet. As the population continues to grow, the lack of available housing will continue if not increase. The shortage is projected to exceed 100,000 properties annually over the next decade, resulting in a shortfall of one million homes by 2025. This scarcity is driving up property prices throughout the country.

UK HOUSEHOLD PROJECTIONS



Source: Office of National Statistics

'According to the Office of National Statistics there will be an annual shortage of housing in the UK of over 100,000 properties each year for the next decade. This could mean a 1 million housing shortfall by 2025 if current trends continue'

4 RENTAL DEMAND

The rental market in the UK is experiencing a high demand due to various cultural and demographic shifts. With the average age for buying a property being 44, people are renting for extended periods.


There are several reasons for this demand, including a large and growing student population, young adults getting married or starting families later in life, older people looking to downsize, an increase in immigrants, and more people living alone due to divorce rates. Additionally, the ongoing regeneration of cities creates a need for employment and housing, adding to the demand. As a result, rental properties located correctly are being let extremely quickly, and rental income is steadily increasing.

The high demand for rental properties is also due to rising house prices, which makes it difficult for first-time buyers to enter the market. With this trend set to continue, it is likely to remain highly competitive, offering a potentially lucrative opportunity for property investors.

5 CONFIDENCE

The UK has long been considered an economic powerhouse, with the real estate market being an integral part of this reputation. Despite various external factors, confidence in the UK market remains high, fuelling the housing industry. Both local and foreign investors are keen to invest in and grow their assets due to the strength and reliability of the UK currency and legal system.

The country's reputation for stability, opportunity, and security is well known and respected, making it an attractive prospect for investors. The UK's longstanding reputation as a reliable and secure investment destination is a significant factor in driving the continued demand for real estate, making it a stable and profitable investment opportunity.



“The best time to plant a tree was 20 years ago, the next best time is today”

GET IN TOUCH

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