



PROPERTY SOLUTIONS

- Chris Johnstone, Director of M&J Property Solutions Ltd.
- Paul Holmes, Business Partner and Technical Advisor.
- End-to-End property investment services for overseas investors.
- From sourcing to management, we handle every step of your journey.
- Contact us via our QR code.





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The Service - Turnkey Property Investment

- We identify, analyse, and secure properties aligned with your chosen investment strategy, negotiating on your behalf to achieve the best possible terms.
- We coordinate solicitors, agents, and all required parties to ensure a smooth and efficient acquisition from offer through to completion.
- We manage refurbishment or development projects end-to-end, working directly with trusted contractors and suppliers while monitoring timelines, budgets, and quality.
- We oversee tenant management, maintenance coordination, compliance, and ongoing property operations so you don't need to be involved on a daily basis.
- We work alongside professional accountants who manage bookkeeping, accounts, and tax requirements (at investor cost), ensuring your investment remains compliant and organised.
- You receive regular performance updates, financial summaries, and portfolio insights so you always understand how your investment is performing, wherever you are in the world.





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Problem - Overseas Investors often struggle with

- Limited local knowledge and lack of trusted contacts make sourcing strong investment opportunities difficult.
- Understanding regional market trends, compliance, and purchasing processes can be complex without local expertise.
- Coordinating contractors, timelines, and budgets from overseas often leads to delays, overspending, or inconsistent quality.
- Handling tenants, maintenance issues, compliance, and daily management is time-consuming and impractical across time zones.
- Keeping accounts, tax obligations, and performance tracking structured and transparent can be challenging without a local team.

The Opportunity We Provide

- We remove the complexity by managing every stage of the investment journey on your behalf.
- Build and scale a UK property portfolio without needing to be physically present.
- Clear communication, structured reporting, and a defined fee model ensure confidence and accountability at every stage.
- Our focus is not just acquisition, but sustainable portfolio performance and ongoing growth.





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Market & Investment Strategy

- We focus on carefully selected UK locations offering strong rental demand, sustainable yields, and long-term capital growth potential for overseas investors.
- Every acquisition is aligned with your individual goals, risk profile, and preferred investment strategy.
- We target income-producing assets designed for stable, long-term rental returns.
- We search for opportunities that increase rental income and overall asset value through strategic improvements.
- We select projects offering enhanced yield potential and portfolio diversification.

Strategies we support:

- Buy-to-Let Investments.
- Refurbish & Rental.
- Mixed-Use & Strategic Assets
- HMO.
- Serviced Accommodation.
- Supported Living.





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Investment Opportunity & Next Steps

Service & Fee Structure:

- Property Sourcing at 2% of purchase price or £5,000 (whichever is greater).
- Project Management fees are tailored to project size and scope.
- Portfolio Management at 10% of gross rental income.
- Professional Accounting Services provided by independent accountants at investor cost.

Investment Potential:

- Opportunities structured around income generation and long-term capital growth.
- Example investment scenarios available upon request.
- Strategies tailored to individual investor objectives.

Getting Started:

- Initial Consultation: Discuss goals, investment criteria, and strategy.
- Strategy Agreement: Define acquisition targets and investment structure.
- Investment Deployment: We begin sourcing and executing opportunities on your behalf.





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