



## INVESTMENT PROPERTY RECOMMENDATION

Prepared for

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by

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on

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## Introduction section

Thank you for asking the Overseas Property Advice Centre (OPAC) to advise you on your overseas property investment plans.

OPAC has over 20 years experience in working within the Financial Services Industry and international property market and is the first overseas property company to produce these innovative reports for our clients.

This property investment report is to explain:

- my understanding of your personal investment property needs
- my recommendations to meet those needs and the reasons for them.

It is important that you read the report carefully and check that it matches your understanding of our discussions.

## Scope of Advice

The scope of the investment advice that OPAC has provided within this report is based upon my analysis of the information that you have provided to me and is limited to the area of investment property only.

Property investment is not regulated by the UK Financial Service Act. If you have any doubts regarding this investment and it's suitability you should seek independent financial or legal advice.

## Your Attitude to Property Investment

Your attitude to investment was quite speculative and you preferred to invest in an emerging property market providing the potential for increased capital growth rather than an established market where prices have already increased significantly and there is less potential for capital growth in the short term

## Funding the Property Investment

You are arranging an equity release mortgage/further advance on an existing property to fund the proposed stage payments and the final payment due on completion.

## OPAC's Recommendation

My recommendation to suit your own personal property investment requirements having taken into account your budget and the attitude to investment risk you indicated was to reserve a 2 bedroom, 1 bathroom, first floor apartment in the new off plan development Cabo Negro Golf and Gardens situated Cabo Negro in Morocco.

This purchase is on an off plan basis and the property is due for expected completion by the developer Grupo Mangle in approximately 24 months from now.

Whilst this is the best estimate of the completion date you must understand that the actual completion date is outside the control of OPAC and that for differing reasons this deadline may be brought forward or extended.

The property is priced at €192,000 euros including current Moroccan Value Added Tax (VAT).

The payment schedule of the purchase is €5000 to reserve which you have paid by credit card to ourselves, this reservation fee will be transferred immediately to the developer when requested by them.

Within 30 days once the independent lawyer you appoint has completed his due diligence and checked that the private purchase contract is as should be, the initial deposit of 30% of the value of the property less the reservation fee already paid is due which results in a net payment required of €52,600.

There are then no further payments due until legal completion when the balance of 70% will be payable which equals €134,400.

In addition upon completion there will be payable the relevant legal fees which can be confirmed by the independent lawyer you are using.

## The Developer

Grupo Mangle are a very well established developer having an excellent track record of constructing over 8000 properties across Spain over the last 20 years.

Grupo Mangle also offer the added benefit of a Bank Guarantee to safeguard your stage payments which is extremely unusual in many emerging markets like Morocco, this you felt was an important level of security.

The private purchase contract offered by Grupo Mangle also allows you to sell on the property before completion which is essential if you wish to crystallise your investment gain before completion.

## Foreign Exchange

I confirm that we will ask our chosen foreign exchange partner Moneycorp to contact you to discuss the comprehensive range of money saving international transfer options. Moneycorp are the Global leader in the foreign exchange market and their exchange rates and extremely low fees can save you thousands of pounds compared to using your High Street bank.

Please find below links to Moneycorps website where you can apply for your special Moneycorp OPAC Privilege Card. This great FREE card will save you money on all your future foreign exchange requirements.

Just click the link below and complete the very short details page and your Privilege card will be sent to you.

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If you have any questions regarding any aspect of Foreign Exchange please do not hesitate to contact me.

## The Geographic Location

Morocco has been chosen as the location of the investment having discussed your requirements and attitude to investment and as such offers an excellent capital growth potential in the short to medium term.

## Resale and Legal Completion

OPAC confirms that we will be happy to market your property at a specially discounted rate of 50% of our normal resale commission rate which is currently 5%. This special discount in no way restricts you from marketing your property with other real estate agents, web portals or by your own initiative on property forums etc

OPAC has an enviable track record of successfully selling on our clients properties but can obviously give no guarantee of the successful sale of your property and you should be fully aware that if you are unable to sell before legal completion you must have adequate provision to complete and pay the developer the outstanding balance of the contract price.

If you choose to complete on the property OPAC will introduce you to carefully selected partners that will be able to assist you with mortgage funding if you decide that utilising a Moroccan mortgage is advantageous and also specialist furnishing pack companies that can offer a complete turn key furniture solution to suit all budgets.

## Wills

As you have not purchased property in Morocco before, I recommend that you arrange a Moroccan will via an independent lawyer. This is important so the potential of any conflict with your existing will in the country of your residence is minimised.

OPAC works with some of the leading taxation and legal experts in the field and if required can introduce to the relevant company to assist you in Inheritance Tax planning and or the use of trusts and holding companies.