



Investing In The Future



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WE CREATE HASSLE FREE, HIGH YIELD INVESTMENTS FOR YOU  
AND TURN THEM INTO SECURE AND STABLE HOMES FOR  
THOSE IN NEED.

#### OPPORTUNITY

We offer economically feasible buy-to-let opportunities.

#### CONSTRUCTION

The homes are built and placed on site.

#### PASSIVE INCOME

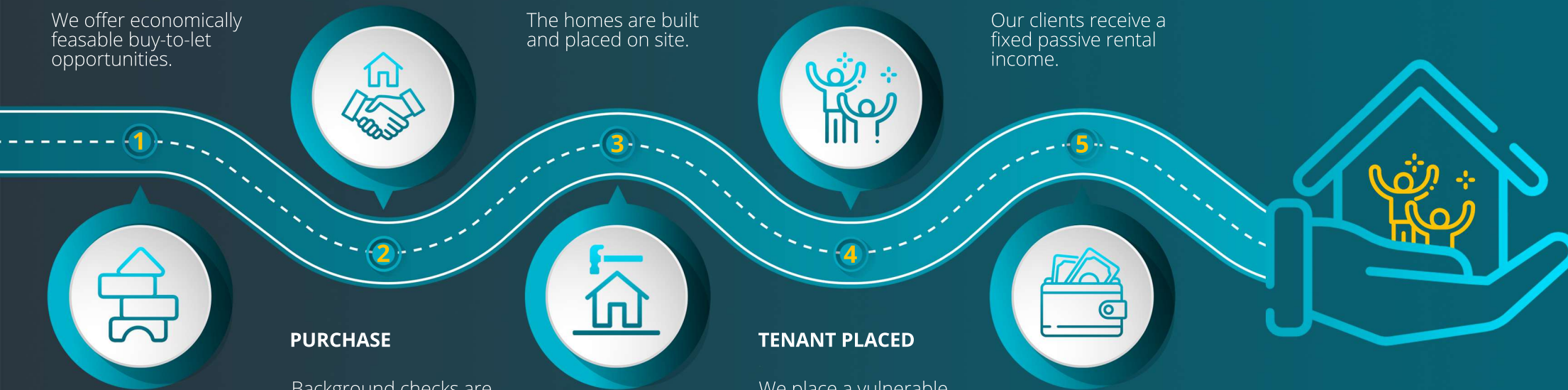
Our clients receive a fixed passive rental income.

#### PURCHASE

Background checks are conducted and purchase is complete.

#### TENANT PLACED

We place a vulnerable individual in their new home.



## WHO SAYS BUY-TO-LET INVESTMENTS HAVE TO BE COSTLY AND HARD TO MANAGE?

Concept Capital Group's buy-to-let prefabricated homes start at **only £42,999** and are built, let, and managed by us through exclusive partnerships. Meanwhile, our clients have full ownership of the homes and receive a minimum monthly income of **£358.33** per home.

## OUR LONG-STANDING COMMITMENTS

- Offering our clients high-yielding buy-to-let opportunities.
- Placing our clients' homes in secure communities across the UK.
- Building a socially and economically sustainable future with the help of our clients.

## WHAT'S IN IT FOR YOU?

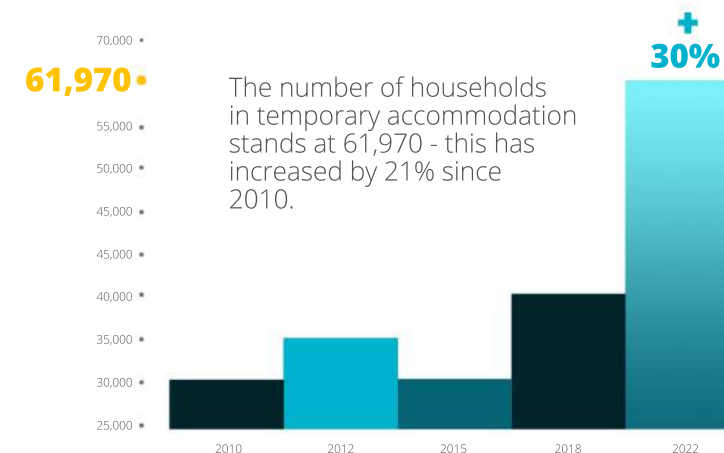
- Ownership of buy-to-let property for as little as **£42,999**.
- A fixed reliable passive income stream.
- Minimum yield of **10%**.
- **Flexible exit strategies** available every 2 years.

## HELP US COMBAT THE UK HOUSING CRISIS

The number of people who lack access to stable and affordable homes in the UK is rising with each passing year. Unfortunately, the rise in demand for affordable homes hasn't been met with a corresponding rise in supply. This has led to an increasing number of individuals and families in dire need of stable affordable homes. Concept Capital Group's business model is focused towards providing these people with quality-built homes while offering clients high-yielding buy-to-let opportunities.

## THE NUMBERS

Since 2019, Concept Capital Group is proud to have established more than 300 homes across 121 sites in the UK. With the help of our amazing clients, we have been able to provide over 350 individuals with a secure and stable place that they can proudly call home.



## AN INTRODUCTION TO OUR HOMES

- Our homes are beautifully built and offer an excellent quality of life to tenants.
- Each home comes fully furnished and contains integrated white goods.
- The homes are designed to suit anyone who needs an affordable home to rent, including students, families, and even care-home residents.
- We furnish each home to a high standard suiting the needs of the tenant that'll be living there.

We also assure you that our homes are built in alignment with the British Institutions Standard BS3632, guaranteeing that they're suitable to live in all year round. Plus, a management team is available 24/7 to ensure the homes are well kept and maintained at all times.





# INSIDE OUR BUY-TO-LET PREFABRICATED HOMES

## SPECIFICATIONS

- Fully equipped kitchen
- Fully equipped bathrooms
- Double glazing
- Gas central heating
- LED strip lighting in main bedroom
- 28KW internal LED spotlight throughout
- LED spotlights in kitchen kick boards
- LED spotlights in front canopy
- Adam Abbey fireplace in stone



During the tenant matching process our management company and manufacturers will provide the tenants with the opportunity to upgrade any amenities at no further cost to the owner. This increases the value of the home.

Families have a choice from four packages and over 20 customisable options, providing them with a bespoke made to order home.

## MORE ABOUT THE OPPORTUNITY

Our buy-to-let opportunity is designed to have the perfect harmony of social impact and financial returns. We allow our clients to own Buy to Let prefabricated homes without the hassle of managing the home. Once we sell the home to a client, we get it built, furnished and placed on specific sites through exclusive partnerships. Following that, we ensure our clients receive their monthly rental income straight into their accounts.

The opportunity comes with two exit strategies to ensure our clients can opt-out whenever they want to. Whenever you're ready to sell, just let us know, and we'll market your home to resell it. We also offer a buy-back incentive every two years of the investment term, where we purchase the home back from you on a six-month notice.

The best part about the opportunity is its long-term social impact. For every property you own, a vulnerable individual or family will obtain access to a stable and secure home. So while our clients benefit from high yields and a reliable passive income, they also play a part in combating the UK housing crisis.



### OUR MISSION

Concept Capital Group aims to combat the UK housing crisis by producing affordable homes while enabling our clients to grow their funds substantially. We also intend to become the premier investment provider for innovative, affordable housing solutions.



### OUR VISION

Our vision is to create a socially sustainable future for the UK - where every individual or family has access to stable and secure housing regardless of their cultural and religious background.



## 2. BACKGROUND CHECKS

During the initial enquiry our sales experts will also do a simple check to ensure that you are eligible to purchase our homes.

### We'll go over:

- Anti Money Laundering checks
- An overview of the purchase and payment options
- The flexible exit options available to you
- Finalising of the contract and details of the rental income specifications

## 4. PASSIVE INCOME

Following the confirmation of your purchase and provision of your equity, we'll match a suitable tenant and place them in your home. Each month your returns will be sent to you through BACS based on your preferred mode of payment.

# OUR PROCESS IN 4 EASY STEPS

## 1. INITIAL DISCUSSION

Once you enquire or sign up for our buy-to-let opportunities, one of our sales experts will be in touch with you shortly, to walk you through our opportunities in detail.

## 3. PURCHASE CONFIRMATION

Once we've walked you through the entire investment and you're completely satisfied, our team of experts will contact you to gather all relevant documentation and legal requirements. Following your deposit of your funds, the production of your prefabricated home will begin.



# GALLERY



CONTEMPORARY MODERN  
INTERIORS WITH TIMELESS  
STYLE







OUR HOMES OFFER INDIVIDUALS THE OPPORTUNITY TO REBUILD  
THEIR LIVES AND PROVIDE A SOLUTION TO THE HOUSING CRISIS.



# INTERNATIONAL CLIENT REVIEWS

"Genuine care and wise and helpful advice. They are patient with our financial situation and take a non-commercial approach to support their services in times of need and beyond. All the advice given is correct and their model is perfect to expand and diversify your profile economically and profitably."

**Aliana**  
★★★★★  
📍 ITALY

"I was looking for an investment to enhance my retirement benefit and as a foreign investor I had so many questions which were all PATIENTLY answered by Martin Swann. He guided me through the process and I received my certificate of ownership today."

**Yelduz**  
★★★★★  
📍 OMAN

"The sales consultant Ernest was extremely polite and patient with me he took time to explain the complete process until I was confident I understood how it works! It's been 3 months now and I'm happily receiving my returns monthly!"

**C.F**  
★★★★★  
📍 ISRAEL

"Really good investment love the projects they are involved in. I believe that more companies should be helping to alleviate the current housing crisis. A useful investment for everyone and highly recommended."

**John Monahan**  
★★★★★  
📍 ISRAEL

"Good in every way. My first property too!!! At 62. No regrets. Excellent service and a good cause. High return."

**Debby Shapiro**  
★★★★★  
📍 SOUTH AFRICA

"A very good service. Martin Swann was very helpful, informative and patient. I would highly recommend this investment opportunity."

**Maureen Auguste**  
★★★★★  
📍 SAINT LUCIA



For more of our reviews, go to:  
[trustpilot.com/review/concept-capital-group.com](https://trustpilot.com/review/concept-capital-group.com)

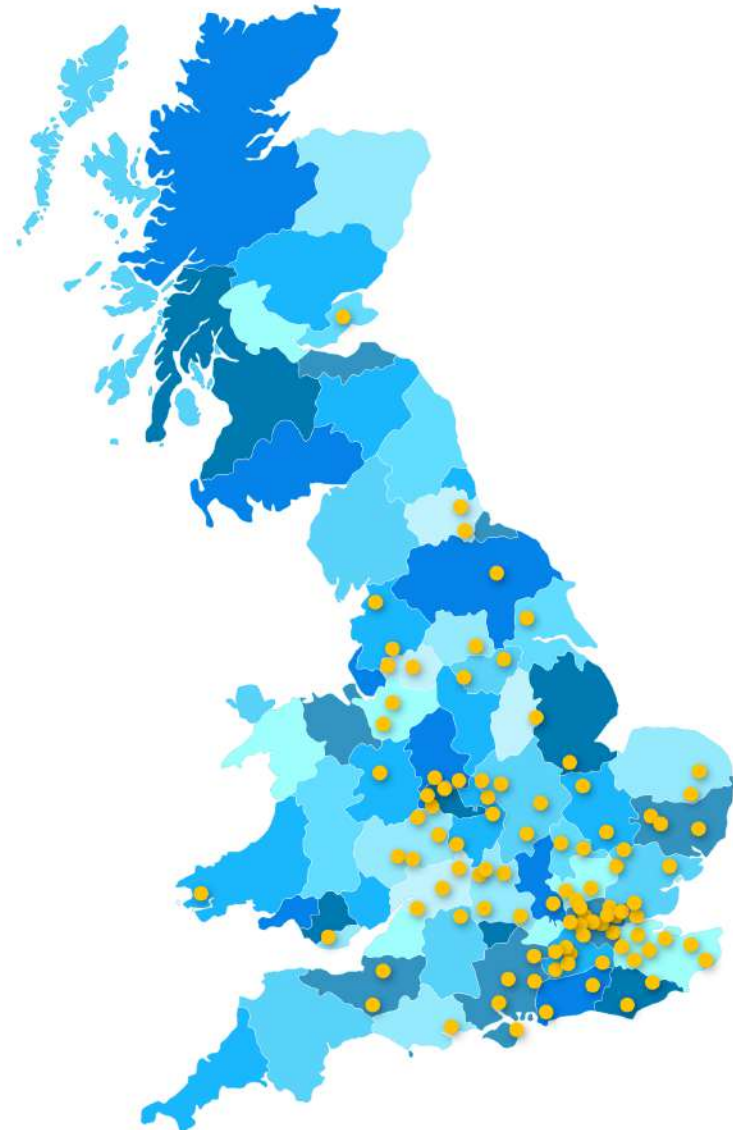
# YOUR RETURNS

Our buy-to-let prefabricated homes offer minimum returns of up to 10%, dependant on the total length of your contract. The figures below are based on the ownership of one unit and shows the yields available in the initial term period of two years and income and buyback price available should you wish to extend your contract thereafter.

YEAR	ANNUAL TOTAL RENTAL INCOME	ANNUAL MANAGEMENT FEE FOR CONCEPT CAPITAL GROUP	CUMULATIVE ANNUAL RENTAL INCOME FOR INVESTOR	GUARANTEED BUYBACK	NET RETURN FOR INVESTOR	CUMULATIVE ANNUAL MANAGEMENT FEE FOR CONCEPT CAPITAL GROUP
1	£6,491.94	£2,192	£4,299			£2,192
2	£6,491.94	£2,192	£8,598	£42,999	£51,597	£4,384
3	£6,491.94	£2,192	£12,897			£6,576
4	£6,491.94	£2,192	£17,196	£42,999	£60,195	£8,768
5	£6,491.94	£2,192	£21,495			£10,960
6	£6,491.94	£2,192	£25,794	£42,999	£68,793	£13,152
7	£6,491.94	£2,192	£30,093			£15,344
8	£6,491.94	£2,192	£34,392	£42,999	£77,391	£17,536
9	£6,491.94	£2,192	£38,691			£19,728
10	£6,491.94	£2,192	£42,990	£42,999	£85,989	£21,920
11	£6,491.94	£2,192	£47,289			£24,112
12	£6,491.94	£2,192	£51,588	£42,999	£94,587	£26,304

# CONCEPT CAPITAL GROUP SITES ACROSS ENGLAND

- Ashford
  - Aylesbury Vale
  - Barking and Dagenham
  - Barnsley
  - Bedford
  - Blaby
  - Bolton
  - Brentwood
  - Bromsgrove
  - Broxbourne Borough Council
  - Camden
  - Cannock Chase DC
  - Canterbury
  - Central Bedfordshire
  - Chelmsford City Council
  - Cherwell
  - Cheshire East
  - Cheshire West and Chester
  - Chichester District Council
  - Colchester
  - Coventry
  - Dacorum (Hemel)
  - Darlington
  - Dartford
  - Doncaster
  - Dover
  - Dudley
  - Durham
  - Ealing
  - East Hertfordshire
  - East Suffolk
  - Eden
  - Epping Forest Ditric
  - Epsom & Ewell
- Fife
  - Gloucestershire City Council
  - Gravesham
  - Guildford
  - Hambleton
  - Hart
  - Herefordshire County Council
  - Hertsmere
  - Hillingdon
  - Horsham
  - Hounslow
  - Ipswich
  - Kettering
  - Kings lynn & West Norfolk
  - Lambeth
  - Lancaster
  - Leicester City Council
  - Maidstone
  - Malvern Hills
  - Mendip
  - Mole Valley
  - Neath Port Talbot Borough Council
  - Newark and Sherwood
  - North Ayreshire
  - Northampton
  - Norwich
  - Pembrokeshire
  - Peterborough
  - Poole
  - Redbridge
  - Rhondda Cynon Taf
  - Rugby
  - Salford
  - Sevenoaks DC
- Shropshire
  - South Cambridgeshire
  - South Derbyshire
  - South Gloucestershire
  - South Kesteven
  - South Norfolk
  - South Oxfordshire
  - South Somerset
  - South Staffordshire Council
  - Swindon
  - Tewkesbury
  - Thurrock
  - Tonbridge & Malling
  - Tunbridge Wells
  - Uttlesford
  - Vale of White Horse
  - Wakefield
  - Walsall
  - Wandsworth
  - Waverly
  - Wealden
  - Welwyn Hatfield
  - West Norfolk
  - West Oxfordshire DC
  - West Oxon
  - West Suffolk (Forest Heath)
  - Wigan
  - Winchester
  - Woking
  - Wokingham
  - Wychavon
  - Wyre Forest
  - York



# THE BENEFITS FOR OUR INVESTORS

1. HASSLE FREE:

  - All our properties come fully managed to keep your investment hassle free.
2. FULLY TENANTED:

  - All tenants are pre-vetted and approved.
3. GOVERNMENT ASSURED:

  - We assure no void periods as the government pays monthly dividends.
4. STRAIGHT FORWARD INVESTING:

  - There are no additional costs after the purchase.
5. DEDICATED ACCOUNT MANAGER:

  - You will have a dedicated account manager, who is directly contactable - no bots and no chat boxes.
6. STABLE ASSET:

  - You have full ownership of a physical asset within the UK with a secure 12 year non-depreciating insurance valuation.
7. FULL OWNERSHIP:

  - You will receive the ownership certificate to assure that the property is legally yours.
8. BUILT TO BRITISH STANDARDS:

  - Our homes are built to regulated standards - British standards BS3632 assuring they are fit for residential purpose for 25 years.
9. SECURE EXIT STRATEGY:

  - We offer multiple flexible exit strategies available every 2 years.



# FREQUENTLY ASKED QUESTIONS

## 01 What are prefabricated homes?

Prefabricated homes are built and organised in factories, then transported to their designated place using specialised transport vehicles. These homes cannot be towed around the country and are meant to be transported and placed at a specific location.

## 02 Why are the homes only £42,999?

The reason our homes are so reasonably priced is because factory-built houses are cost-effective to build. Also, we are offering ownership of the home only - not the land these homes will be placed on. We arrange the land for these homes through exclusive partnerships.

## 06 How will my investment be secured?

Once you've purchased the home and everything is confirmed, you will receive a certificate of ownership for your unit(s), including a chassis number so it can be identified. The home will also be insured by Allianz PLC insurance provider for £40,000.



## 03 Who can purchase the buy-to-let prefabricated homes?

The buy-to-let homes can be bought by anyone above 18 years of age with sufficient funds in their savings account. They can also be bought by a trust, company, or charity that is not prevented by the law of its governing jurisdiction.

## 05 How can I apply?

Buyer can apply directly through the application form provided on our website. Alternatively, you can get in touch with our team of experts, who shall guide you through each step of the process thoroughly.

## 04 Should I discuss this buy-to-let opportunity with a financial advisor?

We strongly recommend that anyone thinking of purchasing our property consults with an advisor beforehand. Ideally, the advisor should be authorized by the Financial Services and Markets Act 2000 and specialising in buy-to-let opportunities.

# FREQUENTLY ASKED QUESTIONS FOR INTERNATIONAL INVESTORS

## 01 Do I need to have my money in GBP to invest?

No, we accept a variety of international currencies, please contact one of our sales representatives for further details.

## 02 As a non-UK citizen, what legal support do I require, if any?

There is no requirement for legal aid, when buying a home with Concept Capital Group. However, it is each client's discretion when transacting if they wish to seek legal advice.

## 06 Are there any additional fees for international buyers?

This directly correlates to where your funds are held, depending on your banking provider there may be a small charge when making an international transfer.



## 03 At any stage of the buying process or investment term do I need to be physically present?

No, the process of purchase is entirely online and is extremely simple, once the unit has been bought and is tenanted everything from collection to rental to account management can be done remotely.

## 05 Can I apply if I don't live in the UK?

Yes, we accept clients from anywhere in the world so long as they pass a basic AML check (A photo ID and proof of address)

## 04 Will my monthly income be affected by conversion rates?

The rental income is a fixed amount of £358.33 per month and this will be subject to the rate of exchange at the time it is transferred. You can choose to take this payment monthly, quarterly, annually or bi-annually as is beneficial to you.

# CONCEPT CAPITAL GROUP COMPANY JOURNEY

**INTRODUCTION OF BS3632**  
Updated legislation that ensures that Buy-to-let Park Homes are manufactured to an increased standard, providing conditions that are suitable for permanent residence.

**PARTNERS ENTER THE MARKET**  
Cheval Equity, founded by Mohammed Shanteer, leveraged the new park home standard to then pioneer Cheval Equity as the sole supplier and industry leader in social housing.

**EXPAND OPERATIONS**  
Partnerships with the Salvation Army, becoming their 10th commercial partner in 155 years. Helping supply job opportunities to those in need of support finding employment or education.

**WE LAUNCH OUR MANAGEMENT COMPANY**  
Concept Capital Group launches a management company, Modular Vanguard and onboards two development master agents to further grow the portfolio of products available. Concept Capital Group continues the accelerated growth in providing housing solutions to those most in need of safe, stable, and secure housing.

**PARTNERED WITH REGULATED FINANCE PROVIDER**  
Concept Capital Group Partners with our FCA (Financial Conduct Authority) regulated asset finance provider, Pegasus Finance, to assist clients with loan options to purchase our product. As a result, we are now an approved representative of Pegasus Finance and are authorised and regulated by the Financial Conduct Authority. Our registered FRN is 922016.

**EXCLUSIVE PARTNERSHIPS**  
Concept Capital Group win the licence to become the sole sales and investment provider for the group.



# WHERE TO FIND US

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