



"A high-quality and innovative service"
Keith Mitchell
Business Banking Manager
Clydesdale Bank



"McEwan Fraser are efficient at getting the deal done quickly, timewise it's very efficient and we know exactly what we're getting before we get involved, there's also no marketing costs."
Douglas McDougal, Property Developer

Why Sell Off Market to **McEwan Fraser** ?

Who Are McEwan Fraser?

Edinburgh based award winning property investment company, McEwan Fraser, are the market leaders in purchasing residential property "off market". We will consider most properties, regardless of condition and location, and you are under no obligation or pressure to accept any offer made by McEwan Fraser. McEwan Fraser have an excellent reputation for honesty and good business practice and we will always offer a fair and reasonable price for your property.

What Is Off-Market?

Off market simply means that you sell your property privately without advertising through an Estate Agent.

What Are The Benefits of Selling Off-Market Through McEwan Fraser?

- ✓ Fast financial settlement - normally within 21 days
- ✓ Flexible entry dates and terms to suit your own personal circumstances
- ✓ No marketing or advertising costs
- ✓ No estate agency fees
- ✓ We can cover your legal fees

What Happens Next?

At McEwan Fraser we are proud of our reputation for being professional and efficient in our sales process. With this in mind, we follow a short process. In the first instance we will require:

- A brief summary of your property i.e. Property Address, year built, number of bedrooms etc.
- The lowest price you would accept for your property (By providing us with a realistic expectation on price we can let you know over the telephone in most cases if your property is of interest to us).
- Once a price has been agreed and your property has been viewed a formal offer can be made.

For more information please feel free to contact us at:
McEwan Fraser, 3 Huntingdon Place, Annandale Street, Edinburgh EH7 4AT.
Tel: 0131 523 1540 Fax: 0131 523 1541 Website: www.mcewanfraser.co.uk

Comparative Sale: "Off Market" Vs On Market

	McEwan Fraser	Agent
Valuation:	£150,000	£150,000
Purchase offer: (up to 95% of market value)	Guaranteed*** £142,500	£150,000? (in current market may be less)
Marketing costs, Estate Agent fees & Legal Fees	£0*	£5,000+
Rent voids if property is tenanted: (4 x £750/month)	£0	£3000
Viewing time:	N/A	+10hrs
Sale time:	21days**	4 months
Total cost of selling:	£0	£8,000
Total time of sale:	21days**	4 months + 10 hours viewing time
Total profit	£142,500	£142,000

*N.B All figures are approximations for the purpose of this illustration, we may offer less than the typical figures shown and 95% of valuation is at the top end of what we may offer. * By using a solicitor on our panel, McEwan Fraser can cover your legal fees. **21 day commitment commences once our solicitor is in receipt of the title deeds. Please note the 21 day commitment is based upon a straightforward missive transaction..*

*****This example highlights that whilst McEwan Fraser may offer £7,500 less than an on market estate agent you may in fact be slightly better off accepting an offer from McEwan Fraser. McEwan Fraser would also aim to complete any property sale within 21 days – on average 4 months quicker than selling on market.**