

Dembeck Property Group

Bespoke Property Solutions

DEMBECK
Property Group



Head Office

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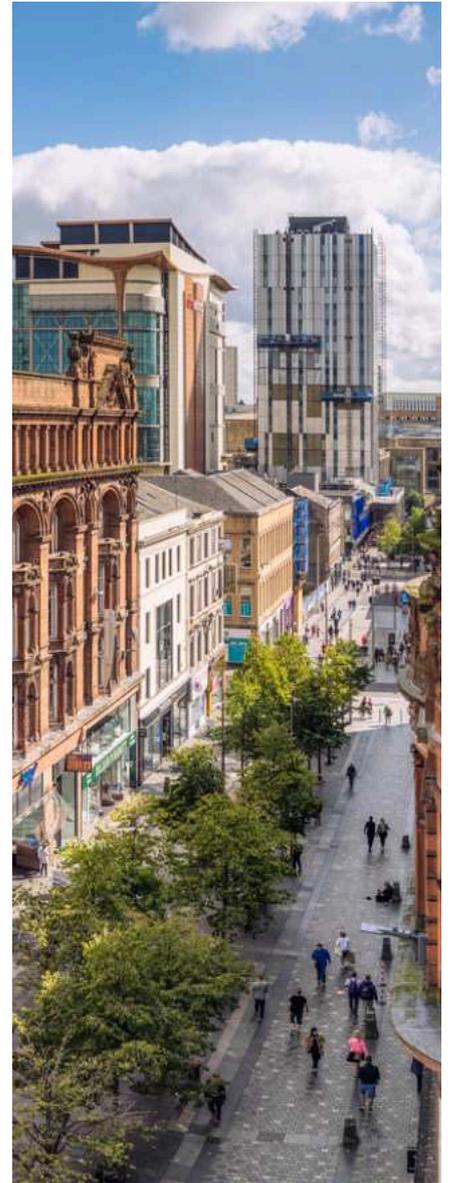
ABOUT US

Dembeck Property Group is a partnership between successful property brands: Maintain Property Services, Brighton & Beck, MWD Residential Lettings, David Muir Estate Agents and B.B.I.G

The goal of Dembeck Property Group is to bring together our diverse team of experts to provide a one-stop, multi-disciplined and market-leading property service to our ever-growing corporate client base throughout Scotland.

Taking inspiration from our past experiences, we are dedicated to building trust and providing a collaborative approach to all our client relationships to reach their desired outcome and give our clients the best advice over the long term.

With over 40 years of industry experience between them, Daniel Beck and Mark Dempsie lead our businesses and are involved heavily in the day-to-day running of all our brands. They encourage collaboration and innovation in our work and believe this is key to providing excellent and dedicated client service.



Management Team

Meet the Dembeck Property Group Management Team



Mark Dempsey (MARLA)

Director

Mark has worked in the lettings industry for over 20 years and has a wealth of experience and expertise in all aspects of property lettings and property maintenance, gained through working with leading independent and corporate agencies. Mark leads the team at MWD and manages our landlord and corporate client relationships.



Daniel Beck (ANAVA, ANAEA)

Director

Daniel has over 25 years of experience in the residential property industry, covering auctions, off-market investor sourcing, BMV sales, traditional estate agency, and land/commercial property sales. A top Scottish agent, he manages corporate client relationships and investor sourcing/portfolio building, while leading the team at Brighton & Beck.



David Muir (MNAEA)

Head of Estate Agency

With over four decades of experience, David Muir specialises in selling various residential properties, including new builds and land, across Scotland. Renowned for his personalised approach and extensive local expertise, he heads the team at David Muir Estate Agency, overseeing all Estate Agency Services for both domestic and corporate clients throughout Scotland.



Carrolle Dempsey (AARLA)

Operations Manager

Carrolle has worked in a corporate environment for over 25 years and has led projects and supported teams for some of the UK's most well-known brands in life assurance, stockbroking & retail. Carrolle manages our back office functions, mainly dealing with finance and property administration.

OUR CORE SERVICES

MAINTAIN

Property Services

Property Maintenance & Compliance

Core Services

- Property Maintenance & Compliance Management
- Vacant Property Services
- Property Refurbishment Management

maintainps.co.uk >



Property Auctions, BMV & Off-Market Sales

Core Services

- Property Auctions
- BMV Estate Agency
- Off-Market Sales

brightonandbeck.co.uk >



Residential Lettings

Core Services

- Residential Lettings
- Investor Property Sourcing

mwdresidentiallettings.co.uk >



Estate Agents

Core Services

- Traditional Estate Agency
- New Build Sales

davidmuirestates.com >

OUR CORE SERVICES (Continued)



Property Investment

Core Services

- Off Market Commercial & Residential Acquisitions
- Buy to Let Portfolio Building

bbigtld.com >

MAINTENANCE & COMPLIANCE

MAINTAIN
Property Services

Maintain Property Services

Maintain Property Services was established in 2018. The purpose was to Cater for the growing demand for maintenance & compliance management and empty property services from Insolvency Practitioners, Insurance Companies, Letting Agents, Property Factors, and the growing Airbnb market. Maintain Property Services has grown since then to be a leading provider of these services to its numerous corporate clients, and covers the whole of Scotland.

Maintenance & Compliance Services

We work with property investors, landlords, letting agents, property factors and Air BnB providers, to ensure properties are kept safe, compliant, and maintained for their end users. Our property refurbishment management service allows investors a hands-off refurbishment whilst being kept fully updated via written, video and photographic reports from inception through to completion of the project. Projects are delivered following a pre agreed schedule of works, delivered within budget and agreed timescales.

- ✓ Safety Audit Inspections & Report
- ✓ Safety Certificate Management
- ✓ Smoke, Heat & CO Alarm Install
- ✓ HMO Risk & Compliance Management

- ✓ All Trades Service
- ✓ Planned/reactive maintenance management
- ✓ Property refurbishment project management

VACANT PROPERTY MANAGEMENT

MAINTAIN
Property Services

Maintain Property Services

Whether your property is empty due to the insolvency process or insurance works, selling or letting your property, awaiting probate or you reside abroad, we can remove the worry by managing your empty property.

Our vacant property services are designed to prevent damage and deterioration to your property and ensure insurance compliance. Services can include cleaning & clear, drain down, utility isolation locks changed, letterbox/ windows secured and fortnightly photographic inspections.

We provide empty property services to a number of clients such as Insolvency Practitioners, Insurance Companies, Financial Institutions, Estate & Letting Agents & Property Investors and Homeowners. Our vacant property services are complimented by our maintenance, letting and sales services.

We handle the following:

- | | |
|---|---|
|  Property Site Clearance |  Utility Shutdown |
|  Property Cleans |  System Drain Down |
|  Locks Changed & Letter Box Secured |  Keyholding Service |
|  Empty Property Survey & Compliance Report |  24/7 Contact |
|  Planned/Reactive Maintenance Management |  Photographic/Video Property Inspections as per insurance Requirements |

RESIDENTIAL LETTINGS

MWD Residential Lettings



MWD Residential Lettings provides trusted, bespoke letting solutions to a diverse range of clients across Scotland, including individual and portfolio landlords, corporate clients, and institutional investors.

Our managed portfolio is equally diverse, featuring a variety of property types including houses, flats, HMOs, and build-to-rent developments.

We are a local family run business with over 20 years of experience in the lettings industry.

Our experienced team is committed to providing a professional and personalised service with reliable support and guidance to landlords and tenants with resources to manage every aspect of lettings. We are dedicated to building trust and providing a collaborative approach to all our client relationships whilst offering tailored advice to maximise the return on your investment.



PROPERTY AUCTIONS, BMV & OFF MARKET SALES



Brighton & Beck

Brighton & Beck is a leading provider of property auctions and BMV/off-market sales. Formed in 2017 as Scotland's first fully online property auction, Brighton & Beck manages auctions every fortnight. Our client base includes leading insolvency practitioners, house builders, property investors and property funds.

Property Auctions

Since 2017 we have been selling property at auction for our clients with a 95% success rate. Our auction site is unique to Brighton & Beck and was designed to give an all-around safe and transparent service, with an entire audit trail and user-friendly experience for both buyer and seller. Auctions throughout the UK are growing at a fast rate and are popular due to the process of offering a seller a completed sale on the day with a 28-day completion. For some sellers, this is essential for many reasons, and for the buyer, the property is offered at a more attractive value.

BMV & Off Market Sales

Utilising our database of over 3500 registered UK/overseas buyers, we can offer our BMV and off-market sales service. This service is designed for clients who wish to sell their property quickly and with minimal hassle.



ESTATE AGENCY

David Muir Estate Agents

David Muir Estate Agents is a family-owned business, established in 1992.



Our reputation is paramount and we continue to maintain extremely high standards. To this aim, we are proud to be members of NAEA Propertymark and as such abide by strict rules of conduct and ethics ensuring maximum protection for clients, as well as a commitment to staff training, development and new technology. Our senior staff has unrivalled experience and knowledge acquired over many years of living and working in their local areas.

Estate Agency

David Muir Estate Agents keep pace with the ever-changing IT world, we are totally computerised, colour detail emailing, sms texting for new property instructions and updates, laser printing, virtual tours, virtual private network for inter-office processing and communication. Our property management system has state-of-the-art technology and allows buyers and sellers alike to access property details, images, colour floor plans and maps at the touch of a button. Our clients further benefit from marketing strategies, state-of-the-art photography, drone videos, virtual tours, renders, accompanied viewings, to all forms of staging and advertising. All are designed to help our clients achieve maximum interest and their desired sales price.

Our head office branch benefits from an unrivalled and prominent corner position within the town centre ensuring properties are highlighted to the buying public with heavy footfall due to major retail outlets and government buildings nearby. We offer a professional and friendly service to all of our new and returning customers alike.

New Build Sales

We also specialise in selling smaller new build developments for small to medium-sized enterprises.



PROPERTY INVESTING



B.B.I.G Ltd

BBIG provides Joint Venture property deals for its investors, or an attractive ROI annually on invested funds for a vast array of property purchases

What We Do

Whether you are a seasoned property investor or looking to build your knowledge and wealth in the property industry, it's essential to work with people you can see longevity with. This will be based on trust, experience and partnered financial growth. Because of this we only work with clients who share the above. We choose the clients we work with. Our investors/partners aren't sold "get rich quick" training courses or deals we didn't want. They are involved in only deals we are in. Your risk should be ours too.

Benefit of working with us



Unique investment model



Market leading ROIs



Flexible exit terms



Multiple investment options



Full transparency for investor funds



Full service - sourced, developed, let or sold in one place



CLIENT RESULTS: CASE STUDIES

Client Industry: Insolvency Practitioner

Project

Management & Disposal of 78 Residential Investment Properties across Scotland

Services Required

Residential lettings, maintenance and compliance management, vacant property services & sales service

Results

Sold all properties via auction, estate agency and off-market bmv sales

Client Industry: Residential Property Factor

Project

Takeover and implement systems & procedures to manage the daily reactive maintenance and yearly planned compliance for 96 residential developments throughout west/central Scotland

Services Required

Maintenance & compliance management

Results

Successfully integrated developments onto our system and manage all maintenance and compliance requirements on an ongoing basis

CLIENT RESULTS (Continued)

Client Industry: AirBnB Management Agent

Project

Inspect & identify compliance requirements for all properties. Arrange and manage all safety certificates and fire detection installation

Services Required

Compliant management

Results

All properties are now fully compliant and ongoing compliance management services are being provided.

DEMBECK

Property Group

SPEAK TO US ABOUT YOUR PROPERTY

If you would like to discuss further how Dembeck Property Group could assist you, please feel free to contact us

CONTACT US



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