



EASTWOOD SECURITIES
MORTGAGE FUND

INVESTMENT EXAMPLES

AIM TO GENERATE INCOME WITH AN INVESTMENT IN A PRIVATE MORTGAGE

Eastwood Securities Mortgage Fund is a conservative, non-pooled, property mortgage-based investment scheme. The Eastwood Securities Mortgage Fund is designed to provide investors with an opportunity to obtain consistent returns for the period of investment and receive monthly income distributions from registered first mortgages.[^]

The Fund's objective is to maximise investment returns from first mortgage lending while ensuring a continuous level of appropriate capital security[^]. The Fund offers investors the opportunity to invest in mortgages over real estate located throughout Australia. Each Mortgage is registered in the investor's name with Eastwood Securities noted as the Mortgage Manager.

The security property will incorporate real estate from the following categories: Residential Housing, Commercial Property, Retail Property, Industrial Premises and Vacant Land in Urban, Regional and Rural areas.

[^] For all investments, target income rates cannot be guaranteed and there is a possibility Investors can lose some or all their capital.

INVESTING IN A MORTGAGE

Investments secured by a first mortgage over Australian real estate

Investors select their preferred investment option from a range of opportunities

One year term with option to renew

The Fund has historically returned a rate of 8.4% p.a. to Investors (Past 10 years average)

Current targeted returns 8.5% p.a. to 9.5% p.a.[^]

Target income is fixed for the Investment term

No entry fees paid by you*

Standalone Investment (we are not a pooled fund and each investment is unaffected by other investments made in the fund)

Past performance is no indication of future performance and actual returns will be particular to individual investments as described in transaction specific Supplementary Product Disclosure Statements. Indicative return rates cannot be guaranteed.

*A withdrawal fee may be payable on early withdrawal/redemption.





INVESTMENT
EXAMPLES

**RURAL
RESIDENTIAL
SA**

JANUARY 2023

Property Description

A substantial, modern, 5-bedroom home plus farm buildings on 80 acres on the Fleurieu Peninsula
Loan Amount \$585,000

LOAN TO VALUE RATIO 45%

TARGET RETURN 9.00% P.A.^

**VACANT
LAND
QLD**

JANUARY 2023

Property Description

A residential development site of 1,014 square meters on the Sunshine Coast hinterland
Loan Amount \$637,000

LOAN TO VALUE RATIO 70%

TARGET RETURN 9.00% P.A.^

^ For all investments, target income rates cannot be guaranteed and there is a possibility Investors can lose some or all their capital.

RURAL RESIDENTIAL VIC

DECEMBER 2022

Property Description

A rural lifestyle or hobby farm comprising a modest 3 bedroom home on 52.5ha of farm land in Victoria's Gippsland
Loan Amount \$110,000

LOAN TO VALUE RATIO 5.5%

TARGET RETURN 9.00% P.A.^

RURAL RESIDENTIAL SA

DECEMBER 2022

Property Description

843.5ha of Rural zoned land (in multiple lots) with rural accommodation and farm buildings northwest of Cleve and south of Kimba in SA's west coast
Loan Amount \$4,700,000

LOAN TO VALUE RATIO 40%

TARGET RETURN 8.5% P.A.^

VACANT LAND WA

DECEMBER 2022

Property Description

77.8ha of vacant rural land in a rural/residential locality 400km southeast of Perth.
Loan Amount \$1,425,000

LOAN TO VALUE RATIO 32%

TARGET RETURN 8.00% P.A.^

[^] For all investments, target income rates cannot be guaranteed and there is a possibility Investors can lose some or all their capital.

RESIDENTIAL NSW

NOVEMBER 2022

Property Description

Modest 3 bedroom townhouse in outer suburban Canberra

Loan Amount \$420,000

LOAN TO VALUE RATIO 67%

TARGET RETURN 8.00% P.A.^

RESIDENTIAL SA

NOVEMBER 2022

Property Description

Partially complete conventional residential dwelling on courtyard allotment in popular eastern suburban Adelaide

Loan Amount \$145,000

LOAN TO VALUE RATIO 16%

TARGET RETURN 8.00% P.A.^

^ For all investments, target income rates cannot be guaranteed and there is a possibility Investors can lose some or all their capital.



Disclaimer

This information refers to investments facilitated by the Eastwood Securities Mortgage Fund ARSN 146 451 792. Any person seeking to make an investment should review the Product Disclosure Statement dated 26 July 2021 and seek legal, financial and taxation advice. The manager of the Fund is Eastwood Securities Pty Ltd ACN 143 030 540, an Authorised Representative (number 386369) of MSC Advisory Pty Ltd (ACN 607 459 441, AFSL 480649). The Responsible Entity and Trustee of the fund is Melbourne Securities Corporation Ltd ACN 160 326 545 AFSL 428289. This product is not a bank deposit nor is it a pooled mortgage fund. An investment may achieve a lower than expected return and investors risk losing some or all of their principal investment. Past performance is no indication of future performance and actual returns will be particular to individual investments as described in transaction specific Supplementary Product Disclosure Statements.



**EASTWOOD SECURITIES
MORTGAGE FUND**

1 MARCH 2023

Eastwood Securities Mortgage Fund

ARSN 146 451 792

Trustee – Melbourne Securities Corporation Limited

ACN 160 326 545 | AFS Licence 428289

Fund Manager – Eastwood Securities Pty Ltd

ACN 143 030 540

AFSL Authorised Representative No. 386369

Adelaide 08 8408 0800

admin@eastwoodsecurities.com.au