



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

Targeted returns 8.0% p.a. to 10.0% 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.



EASTWOOD HOUSE



INVESTMENT
EXAMPLES

**URBAN
RESIDENTIAL**
NT

MAY 2024

Property Description

Solid 3 bedroom dwelling in new residential suburb of Darwin

Amount \$250,000

LOAN TO VALUE RATIO 65%

TARGET RETURN 10.00% P.A.^

COMMERCIAL
SA
AND RURAL
FARMING
NSW

MAY 2023

SA Property Description

Two Storey Office Building in the main street of a Rural Service Town and Cropping & Grazing Farm with 2 dwellings on 132 hectares in the Mid North Region of SA

NSW Property Description

Grazing Farm with Homestead on 34,000 hectares in a village between Broken Hill & Wilcannia NSW

Amount \$4,000,000

LOAN TO VALUE RATIO 43%

TARGET RETURN 9.00% P.A.^

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VACANT LAND QLD

JANUARY 2023

Property Description

A residential development site of 1,014 square metres on the Sunshine Coast hinterland

Amount \$637,000

LOAN TO VALUE RATIO 70%

TARGET RETURN 9.00% P.A.^

COMMERCIAL & REGIONAL RESIDENTIAL SA

JANUARY 2024

Property Description

Commercial/Residential property in the Riverland Region of SA

Amount \$167,500

LOAN TO VALUE RATIO 50%

TARGET RETURN 10.0% P.A.^

RURAL FARMING NSW

MAY 2024

Property Description

Rural Grazing Property on 10,000 hectares in a Rural Service Township in the Central West of NSW

Amount \$1,220,000

LOAN TO VALUE RATIO 44%

TARGET RETURN 10.00% P.A.^

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

URBAN RESIDENTIAL NSW

MAY 2024

Property Description

2 bedroom home in the Central Coast Region of NSW

Amount \$225,000

LOAN TO VALUE RATIO 19%

TARGET RETURN 8.5% P.A.^

RURAL RESIDENTIAL WA

MAY 2023

Property Description

3 bedroom home on 58 hectares in the South West Region of WA

Amount \$1,260,000

LOAN TO VALUE RATIO 63%

TARGET RETURN 9.0% P.A.^

RURAL FARMING QLD

NOVEMBER 2023

Property Description

3 bedroom home on 509.09 hectares in a Rural Town in the Western Downs Region of QLD

Amount \$950,000

LOAN TO VALUE RATIO 41%

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.

REGIONAL RESIDENTIAL VIC

JULY 2023

Property Description

182 hectares of Vacant Grazing Land in Rural Lifestyle area 25 kilometres north of Bendigo VIC and 2.3 hectares of Rural Living Vacant Land in suburban Melbourne VIC

Amount \$1,400,000

LOAN TO VALUE RATIO 51%

TARGET RETURN 8.5% P.A.^

RURAL RESIDENTIAL SA

JANUARY 2023

Property Description

A substantial, modern, 5-bedroom home plus farm buildings on 80 acres on the Fleurieu Peninsula

Amount \$585,000

LOAN TO VALUE RATIO 45%

TARGET RETURN 9.00% P.A.^

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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.



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MORTGAGE FUND**

1 JULY 2024

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

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