



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 return 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

**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.^

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URBAN RESIDENTIAL ACT

JUNE 2024

Property Description

Architecturally designed 3 bedroom, 3 bathroom high rise Apartment with 3 vehicle basement parking located 12 kilometres south-west of the Canberra Central Business District

Amount \$875,000

LOAN TO VALUE RATIO 70%

TARGET RETURN 10.00% P.A.^

URBAN RESIDENTIAL NSW

JUNE 2024

Property Description

Conventional 1 Bedroom, 1 bathroom Apartment with 1 vehicle basement parking built in 2024 located in established residential locality in inner south western Sydney

Amount \$591,500

LOAN TO VALUE RATIO 70%

TARGET RETURN 10.00% P.A.^

RURAL FARMING SA

JULY 2024

Property Description

770 hectare Rural landholding with 4 bedroom dwelling and shedding located 115 kilometres north east of Adelaide

Amount \$1,250,000

LOAN TO VALUE RATIO 49%

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.

RURAL FARMING QLD

JULY 2024

Property Description

52 hectare Rural landholding located 24 kilometres south west of the Queensland city of Bundaberg with frontage to the Burnett River

Amount \$520,000

LOAN TO VALUE RATIO 40%

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.



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 AUGUST 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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