



EASTWOOD SECURITIES
MORTGAGE FUND

INVESTMENT EXAMPLES

TARGET INVESTOR RETURNS 10.0% P.A.

Eastwood Securities Mortgage Fund is a conservative, non-pooled, property mortgage-based investment scheme.

Take advantage of a fast growing \$40B investor market.

Open to all investors (Retail & wholesale).

Eastwood securities Pty Ltd is a market leader in Private Mortgage products across Australia.

We have a simple Investment process and our experienced staff will assist you at every step along the way as an Investor.

The Eastwood Securities Mortgage Fund is registered with ASIC and is audited every year.

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

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

INVEST IN A PRIVATE MORTGAGE

Targeted return 10.0% p.a.^

Investments secured by a first mortgage over Australian real estate

Investors select their preferred investment option from a range of opportunities

We target frequent - monthly or upfront payments of investment income

One year term with option to renew

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.



EASTWOOD HOUSE



INVESTMENT EXAMPLES

RURAL/FARMING NORTH EAST VIC

NOVEMBER 2024

Property Description

252 Hectare rural property in
Upper Murray region

Amount \$1,000,000

LOAN TO VALUE RATIO 52%

TARGET RETURN 10.0% P.A.^

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 10.0% 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

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 10.0% P.A.^

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.^

REGIONAL COMMERCIAL SA

MAY 2025

Property Description

Healthcare Centre development in a major coastal centre

Amount \$1,300,000

LOAN TO VALUE RATIO 50%

TARGET RETURN 9.0% P.A.^

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SUBURBAN RESIDENTIAL

SA

MAY 2025

Property Description

Subdivision of 9 land allotments ready for sale in North East Adelaide

Amount \$2,900,000

LOAN TO VALUE RATIO 60%

TARGET RETURN 9.0% P.A.^

SUBURBAN RESIDENTIAL

WA

JANUARY 2025

Property Description

Conventional brick house on 1,470sqm of land East of Perth

Amount \$356,000

LOAN TO VALUE RATIO 43%

TARGET RETURN 10.0% 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 21 October 2022 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 2025

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