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18 April 2019

## ASSURED MORTGAGE FUND CURRENT FUNDING REQUIREMENTS INFORMATION SHEET

For your information we advise details of current funding requirements together with pending loans. Should you wish to participate or to know further details please contact us. We would also be only too happy to discuss with family and friends should they be interested. Please do not hesitate to have them contact Mr Steve Davoren on phone (07) 5578 6177.

\* Note: Ongoing periodic draws are generally made for monthly/as required development/construction claims.

<i>Loan No</i>	<i>Property Details</i>	<i>Net Investor Return Per Annum</i>	<i>Loan Amount</i>	<i>Expected Settlement / Funding Requirements</i>	<i>Security Ratio's</i>
268	<p>East Toowoomba Region</p> <p>This is a construction loan for the construction of a proposed gated estate consisting of 17 residences (being mainly 3 bedroom, 2.5 bathroom and one 4 bed Townhouses). This is a prime position with views from the top of the range.</p>	9.5%	<p><i>Total Loan</i> \$6,327,750 (Currently drawn to \$5,437,640)</p>	*Ongoing periodic draws	65%

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<b>288</b>	<p>Ipswich Region</p> <p>The security is vacant land situated at Riverview an established outer suburb of Ipswich, with the subject property being approximately 10.5 kilometres to the north-east of the Ipswich CBD and approximately 32 kilometres to the south-west of the Brisbane CBD. Nearby residential include bus services, Riverview State School, St Peters Claver College, Riverview Train Station, Redbank Plaza, TAFE Queensland South-West, Redbank Plains State High School and Ipswich hospital. The borrower has lodged a development application for a subdivision with the Ipswich City Council.</p>	9.5%	<p><i>Total Loan</i>  <i>\$2,060,000</i>  <i>(Currently drawn to \$2,011,000)</i></p>	*Ongoing Periodic Draws	58%
<b>289</b>	<p>Ipswich Region</p> <p>The subject security is situated at Brassall a fringe residential suburb of Ipswich, being situated approximately 6.5 kilometres north-west of Ipswich CBD. Close by residential amenities are local bus services, Brassall State Primary &amp; Pre-Schools, Ipswich State High School, Riverlinks Sub-Regional Shopping Centre, Ipswich CBD and Ipswich Public Hospital and St Andrews Private Hospital. This subject security is approved to be developed with 31 standard freehold residential lots.</p>	9.5%	<p><i>Total Loan</i>  <i>\$4,395,300</i>  <i>(Currently drawn to \$3,411,700)</i></p>	*Ongoing Periodic Draws	65%
<b>292</b>	<p>Tweed Region</p> <p>The site is approximately 2 kilometres west of the Tweed Heads CBD. It is close to transport, airport and numerous schools. This security is for the construction of 12 x 3 bedroom townhouses.</p>	9.5%	<p><i>Total Loan</i>  <i>\$4,582,500</i>  <i>(Currently drawn to \$3,763,833)</i></p>	*Ongoing periodic draws.	65%

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<b>293</b>	<p>Logan region</p> <p>The subject property is situated at Loganholme an established residential suburb within Logan City Council area approximately 30 kilometres to the south-east of Brisbane CBD. Nearby urban amenities including bus service, Cornubia Park, schools, Hyperdome Shopping Centre, Logan Hospital, Griffith University Logan Campus. The subject property is to be developed with 10x2 storey, 4 bedroom and 2 bathroom plus powder room townhouses in duplex pairs (i.e. 5 x buildings). Each townhouse will have a single lock up garage plus single driveway car space (tandem configuration).</p>	9.5%	<p><i>Total Loan</i> \$2,577,000 (Currently drawn to \$2,490,000)</p>	*Ongoing periodic draws	65%
<b>297</b>	<p>Logan Region</p> <p>This loan consists of 3 secured properties. The first and primary security is for a 63 lot residential subdivision. It is in close proximity to shops, schools and public transport. The second security is a fully leased commercial property in Jimboomba. The third security is a commercial lot on the main intersection of Jimboomba</p>	9.5%	<p><i>Total Loan</i> \$10,408,750 (Currently drawn to \$7,085,791)</p>	* Ongoing periodic draws	64%
<b>298</b>	<p>Capalaba</p> <p>The security comprises one lot being developed into 5x3 bedroom residential townhouses. The subject property is located in the suburb of Capalaba within the city of Redland, approximately 18kms west of the Brisbane CBD. This site is in close proximity to shops, schools and recreational facilities.</p>	9.5%	<p><i>Total Loan</i> \$1,290,250 (Currently drawn to \$606,000)</p>	*This loan is yet to settle	65%

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299	<p>Coomera</p> <p>The security comprises one lot being developed into (6) two storey townhouse units each having a three bedroom, two bathroom floor plan with balcony and two car spaces. The property is in Coomera an established residential area within close proximity to shops, schools and recreation facilities.</p>	9.5%	<i>Total Loan \$1,553,500 (Currently Drawn to \$500,000)</i>	*Ongoing periodic draws	65%
300	<p>Labrador</p> <p>The security comprises one lot being developed into 9x3 bedrooms, 2 bathroom residential units. The subject is located in the suburb of Labrador, a residential suburb in the Northern Gold Coast and consists of a mixture of older to semi-modern dwellings, in addition to modern style, low to high rise home until buildings plus townhouses developments. There are also significant retail, restaurants, industrial and service station uses. It has a good proximity to parklands and major Gold Coast facilities.</p>	9.5%	<i>Total Loan \$3,727,750 (currently drawn to \$3,451,600)</i>	*Ongoing periodic draws	65%
301	<p>Park Ridge</p> <p>The property comprises a 2.8689 hectare site which is approved for a proposed 44 lot residential subdivision over three stages for dwelling house and Dual Occupancy. The site is situated on the southern side of Bumstead Road in an emerging residential, broadacre and rural area, which comprises older style residential housing development, emerging residential development, residential development under construction, some recently completed residential subdivisions, englobo parcels and rural properties. Park Ridge is located 26 kilometres south of central Brisbane.</p>	9.5%	<i>Total Loan \$6,454,500 (Currently drawn to \$2,590,333)</i>	*Ongoing periodic draws	65%

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304	<p>Buderim</p> <p>The security comprises one lot being developed into a 20 unit townhouse development incorporating 14 duel key townhouse units and 6 traditional townhouse units. The duel key units provide a self-contained one bedroom unit to the ground level and 2 bedrooms, kitchen and living area to the first floor. The 6 traditional units are 3 bedroom units. The property is a residential area on the Sunshine Coast within good proximity to all amenities.</p>	9.5%	<p><i>Total Loan</i>  <i>\$6,568,900</i>  <i>(Currently drawn to \$4,104,833)</i></p>	*Ongoing periodic draws	65%
305	<p>Broadbeach Waters</p> <p>The subject property is approved for the construction of two partial three storey detached community titled residential dwellings. Dwelling one provides four bedrooms plus study or fifth bedroom, three bathrooms, lock up garage accommodation over 375sqm. Dwelling two provides four bedrooms, three bathrooms and a double lock up garage accommodation over 359sqm/ Both dwellings are provided with an in-ground swimming pool on the canal frontage.</p>	9.5%	<p><i>Total Loan</i>  <i>\$2,340,000</i>  <i>(Currently drawn to \$2,038,000)</i></p>	*Ongoing periodic draws	65%
306	<p>Southport</p> <p>This security comprises the developments of 4 townhouses each being 3 bedroom, 2 bathroom and 1 powder room. Located close to Southport C.B.D, schools and shops. This loan has been approved but yet to be drawn upon.</p>	9.5%	<p><i>Total Loan</i>  <i>\$1,537,250</i>  <i>(Currently drawn to \$1,476,219)</i></p>	* Ongoing periodic draws	65%

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<b>307</b>	<p>Strafford, Brisbane</p> <p>This security is for the construction of 5 x 3 bedroom Townhouses consisting of 3 bedrooms, 2 bathrooms. Located close to shops, schools and transport. This Loan has been approved but yet to be drawn upon.</p>	9.5%	<p><i>Total Loan</i> \$2,112,000 <i>(Currently drawn to \$71,000)</i></p>	* Ongoing periodic draws	65%
<b>308</b>	<p>Collingwood Park</p> <p>This security is for the development of 28 residential lots and residue land which will be developed over 9 further stages. This development is close to schools, shops and transport.</p>	9.5%	<p><i>Total Loan</i> \$8,149,750 <i>(Currently drawn to \$6,265,299)</i></p>	* Ongoing periodic draws	Completion value has been assessed at 65% of completed lots and 60% of residual land value.
<b>309</b>	<p>Ipswich Region</p> <p>This security is for the development of a 29 Lot residential subdivision in Flinders View. Flinders View is positioned circa 5kms to the South of Ipswich CBD and within close proximity to various schools and local amenities.</p>	9.5%	<p><i>Total Loan</i> \$3,363,750 <i>Currently drawn to \$1,459,750)</i></p>	* Ongoing periodic draws	65%
<b>310</b>	<p>Spring Mountain</p> <p>The subject property comprises a modern, single level dwelling situated at Spring Mountain. It comprises a functional 4 bedroom floorplan, 2 living areas and a generous outdoor area. The area is located in a quiet residential street and is in close proximity to local and major shopping Centres (at Springfield), schools, and public transport.</p>	9.5%	<p><i>Total Loan</i> \$312,000.00 <i>(Currently drawn to \$265,840)</i></p>	* Ongoing periodic draws	58%

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311	<p>Coorparoo</p> <p>The subject property is for the development of 8 x 3 level townhouses consisting of 3 x 4 bedroom, 3 bathrooms and 5 x 3 bedrooms, 2 bathrooms. The property is within an established residential area and is in close proximity to schools, shopping centres and professional services.</p>	9.5%	<i>Total Loan</i> \$3,607,500	*This loan is yet to settle	65%
312	<p>Tugun</p> <p>The subject property is for the development of 5 x 2 level townhouse units in duplex and triplex configuration. Each unit will provide 3 bedroom, 2 bathroom, powder room and double garage. The property is located in Tugun an established beachside residential area, which is in close proximity to transport, local shopping facilities, John Flynn Private hospital, schools, and the Gold Coast Airport.</p>	9.5%	<i>Total Loan</i> \$2,291,250 (Currently drawn to \$471,606)	* Ongoing periodic draws	65%
313	<p>Bangalow</p> <p>The subject property is located in in Bangalow a long stablished and popular hinterland village of the far north coast of New South Wales, approximately 14kms south west of Byron Bay. The property has Development Approval for 2x2 level detached dwellings. Comprising mirror image layouts with each including 2 bedrooms, 2.5 bathrooms with attached double garage.</p>	9.5%	<i>Total Loan</i> \$1,135,000 (Currently drawn to \$390,000)	* Ongoing periodic draws	65%

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<b>314</b>	<p>Coffs Harbour</p> <p>The subject property is located in Coffs Harbour on the mid north coast of New South Wales approximately 3km north of the Coffs Harbour CBD and 500m west of Park Beach. The property has Development Approval for 8 townhouses to be developed in 2 stages of 4 dwellings each.</p>	9.5%	<i>Total Loan</i> \$1,247,000	*This loan is yet to settle	64%
<b>315</b>	<p>Park Ridge</p> <p>The subject properties are located within the developing Logan City suburb of Park Ridge approximately 8 radial kilometres south west of the Logan City centre and 27 radial kilometres south of the Brisbane City GPO.</p>	9.5%	<i>Total Loan</i> \$7,403,500 (Currently drawn to \$1,705,000)	* Ongoing periodic draws	65%
<b>317</b>	<p>Blackstone</p> <p>The subject property is situated on the north side of High Street, however is set back from the road. It is located in the Ipswich suburb of Blackstone. Blackstone is located some 30 km south west of the Brisbane CBD and 10 km east of the Ipswich city heart. Local shops and schools are situated within 3 kms. The subject property when erected is a brick and corrugated roof, lowset duplex dwelling with two units attached. Unit 1 will comprise of 3 Bedrooms, 2 bathrooms and a single garage and Unit 2 will consist of 1 bedroom, 1 bathroom and a single garage.</p>	9.5%	<i>Total Loan</i> \$266,500	*This loan is yet to settle	65%



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<b>318</b>	<p>Stones Corner</p> <p>The subject property is situated in Stones Corner an established residential suburb in the south-east of Brisbane with the subject property being approximately 6.3 kilometres (by road) to the south-east from the Brisbane CBD. The area is well established with a variety of local shops, bus transport services, schools and parkland. The subject property is approved to be redeveloped with 9 x two and three level attached townhouses located within a single building to the rear of the overall site, in addition to 3x free lot houses.</p>	9.5%	<i>Total Loan</i> \$5,538,000	*This loan is yet to settle	65%
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