

**12.45%** AVERAGE RETURN  
PER ANNUM\*

\* AS AT 31 DECEMBER 2023

# Millbrook Income Fund

A property credit investment that ticks all the boxes

For Wholesale Investors only



**Security** – Registered mortgage security over non-specialised property.



**Reliability** – Interest paid monthly.



**Attractive Return** – First mortgage investments currently\* yield an average return of 8% to 11% and second mortgages 10% to 20%.

Fixed returns.  
Personal service.  
Proven performance.

**MILLBROOK**  
GROUP

## Investment details

<b>Structure</b>	Unregistered contributory mortgage fund limited to wholesale and sophisticated investors
<b>Manager</b>	Millbrook Funds Pty Ltd (ACN 149 711 419) holder of AFSL 402900
<b>Commenced</b>	2011
<b>Funds under management</b>	\$219,310,647
<b>Average loan size</b>	\$3,655,177
<b>Minimum investment</b>	\$100,000
<b>Application/Investment fees</b>	Nil
<b>Management/Withdrawal fees</b>	Nil
<b>Distributions</b>	Monthly
<b>Investor return</b>	The current return per annum to investors ranges from 8% to 11% for first mortgages and 10% to 20% for second mortgages
<b>Investment term</b>	Investments are for a fixed term of usually 6 to 24 months
<b>Loan To Value Ratios (LVR's)</b>	Weighted average LVR 61.73%
<b>Security type</b>	Registered first and second mortgages
<b>Valuations</b>	First mortgage valuations conducted by a licenced valuer instructed by the Manager
<b>Compliance</b>	Annual financial audits plus ongoing oversight by an internal Compliance Officer. ASIC oversight of the Manager's AFSL
<b>Custodian</b>	Perpetual Corporate Trust Limited (ABN 99 000 341 533 AFSL 392673)
<b>Information Memorandum</b>	Download at <a href="http://millbrookgroup.com.au/investment-funds/millbrook-high-yield/">millbrookgroup.com.au/investment-funds/millbrook-high-yield/</a> or contact us on (03) 8663 1800

Information in this document was current as at 31 December 2023.

### What is a contributory mortgage fund?

Unlike the more common pooled funds where all loans secure investors funds, with a contributory mortgage, investors have the advantage of selecting the specific mortgage that will secure their investment.

With a range of interest returns and security types, investments can be tailored to suit individual risk profiles. Intending investors are provided with a summary including the valuation of the security property (for first mortgages only).

## Examples of recent investments

### RESIDENTIAL (1ST MORTGAGE)



**Term:** 10 Months  
**Yield:** 11%

**Amount:** \$8,450,000  
**LVR:** 62%

### COMMERCIAL (2ND MORTGAGE)



**Term:** 6 Months  
**Yield:** 14.5%

**Amount:** \$3,000,000  
**LVR:** 68%

### RESIDENTIAL (1ST & 2ND MORTGAGE)



**Term:** 12 Months  
**Yield:** 10%

**Amount:** \$4,225,000  
**LVR:** 65%

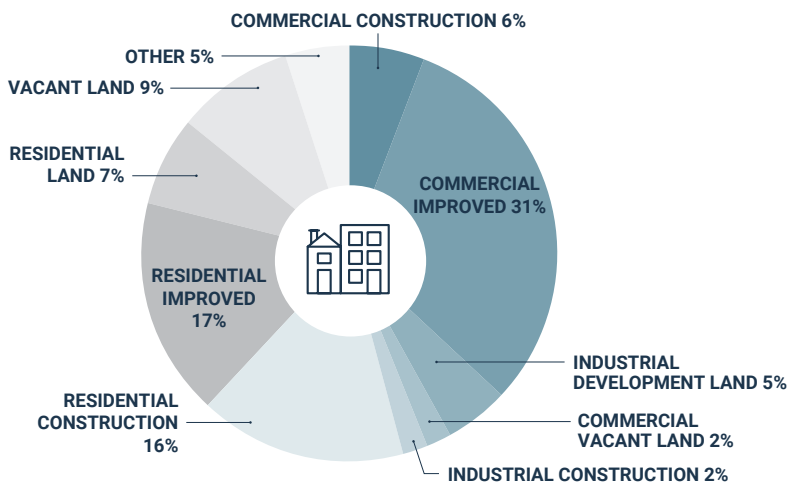
### RESIDENTIAL (2ND MORTGAGE)



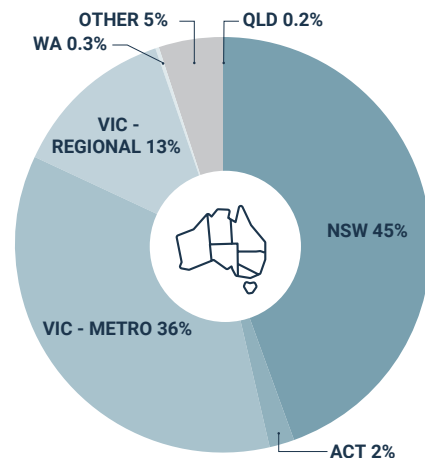
**Term:** 12 Months  
**Yield:** 12%

**Amount:** \$700,000  
**LVR:** 64%

## Loan book analysis (As at 31 December 2023)



Analysis of security type



Analysis of security location

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#### **Important Information**

This document does not constitute financial advice. It is also not comprehensive as it is intended to be an overview only, providing a summary of points usually of interest to investors. Intending investors must obtain a copy of the Fund's Information Memorandum (IM) and an investment can only be made by completing the application form included in the IM. Intending investors should seek independent financial advice on whether an investment in the Fund is appropriate for them. All investments, including that of the Millbrook Income Fund, involve the risk of losing all or part of investors investment capital and/or interest. Past performance is not necessarily a guide to future performance.