

EAST ELEVATION

Borrower Interest Rate:

11.75% p.a.

Investor Target Return:

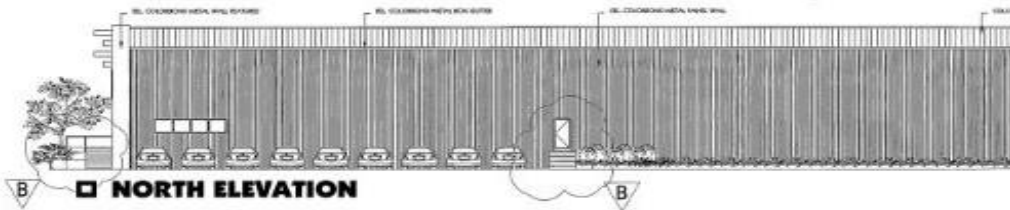
9.25% p.a.

Loan Term:

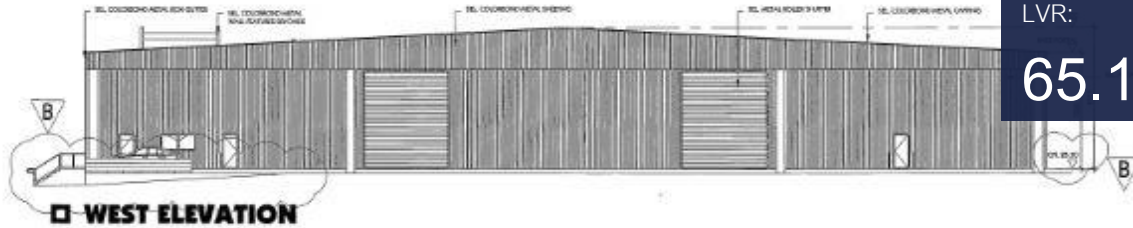
12 months

LVR:

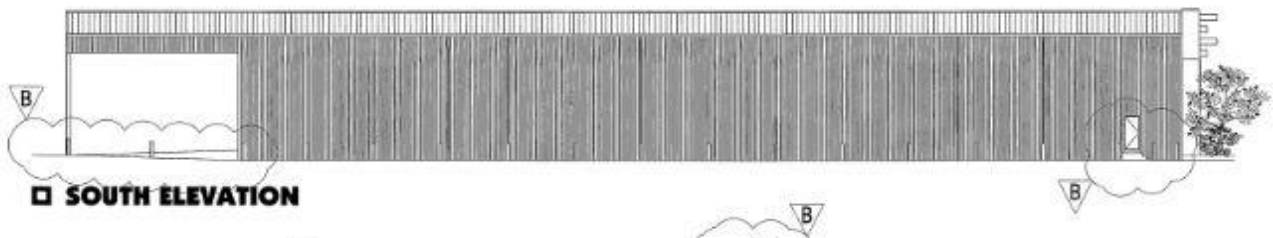
65.12%



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Architectural image of the completed development.

AMI00086 – CONSTRUCTION LOAN

INVESTMENT OVERVIEW

LOAN PURPOSE: Refinance existing lender, assist with costs associated with development of an industrial park.

PROPERTY TYPE: Commercial Development.

LOCATION: Metropolitan NSW.

LOAN AMOUNT: \$7,000,000.

- Tranche 1- \$5,000,000 at drawdown; and

- Tranche 2- \$2,000,000 at month 3.

SECURITY: 1st Mortgage over Property; GSA; personal guarantees.

HOW TO INVEST

If you are interested in becoming a member or obtaining a copy of the PDS for the KC Select Income Fund, please contact us at:

Phone: (08) 7231 8777 & (02) 8960 9180

Email: invest@keystonecapital.com.au

Website: www.keystonecapital.com.au

IMPORTANT NOTICE: The information contained in this document is not financial product advice. This document has been prepared without reference to your investment objectives, financial situation and particular needs. It is important that you read and consider the Keystone Capital Limited AFSL No. 439327 Product Disclosure Statement for the KC Select Income Fund ARSN 615 690 732 (refer to www.keystonecapital.com.au) in full before making any investment decision. If you are in any doubt, you should consult your financial adviser, stockbroker or other professional adviser.