



**AUSTRALIAN
SECURITIES**

Australian Securities Property Fund

Sub-Scheme 11

1 Silvertown Close, Laverton North



Property Summary Details

Overview

Purchase Price	\$5,750,000
Tenant	<p>Top Cut Foods Pty Ltd https://www.topcut.com.au/</p> 
Lease Term	<p>Lease Term: 4 years (Commencement 01 February 2021) Lease Expiry: 31 January 2025 Term Options: 2 x 4 years Security: \$252,450 (8.5 months rent + gst)</p>
Site Area	5,193sqm
Building Area	1,309sqm

Location & Suburb

The property is located in the Laverton North industrial and logistics district, approximately 18 kilometres west of the Melbourne CBD. Located in close proximity to Boundary Road and Old Geelong Road, access is provided via the Western Ring Road to the Melbourne Port and Tullamarine Airport.

Property Description

The land size of the property is 5,193 square meters (sqm). Improvements include commercial office amenities, cold storage and food manufacturing facilities, loading docks and hardstand with onsite carparking. The site includes unimproved land to accommodate future tenant expansion.

Tenant

The property is leased to Top Cut Foods Pty Ltd | **TCF** |, an Australian owned national specialised butcher and food processor since 1981 and occupier of the premises since 2017. TCF process, package and deliver a quality range of beef, lamb, veal, pork, poultry and small good products, as well as ready to heat meal solutions around Australia. Additionally TCF exports to the Asia markets.

Investment Offer Details

Offer	2021 Laverton North Sub-Scheme 11
Investment Type	Closed-end Unlisted Property Trust
Investment Term	7 years (with 2 years option to extend) or sell after 5 years ⁺
Location	Laverton North, VIC
Target Net Rental Return*	4.22% p.a. over the course of the investment**
Target Net Total Return*	5.06% p.a. over the course of the investment**
Added Depreciation Benefit	To Be Determined
Distributions	Paid monthly in arrears following settlement
Expected Settlement	Prior to June 2021
Debt	Nil

*The Target Net Total Returns (Rental and Capital) based on a number of assumptions. For further details, please refer to the [product disclosure statement](#) or ask an investment member to send you copy.

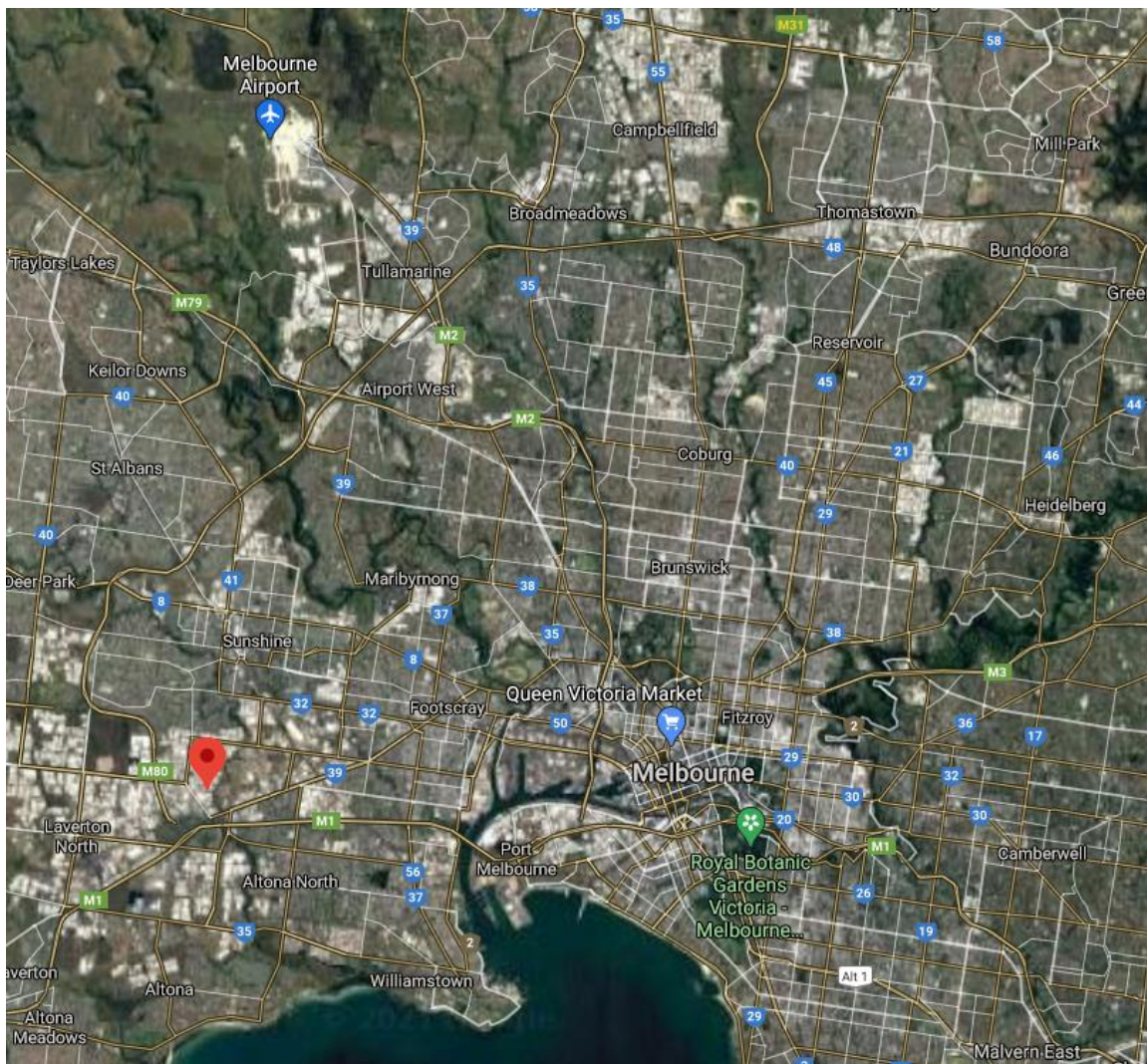
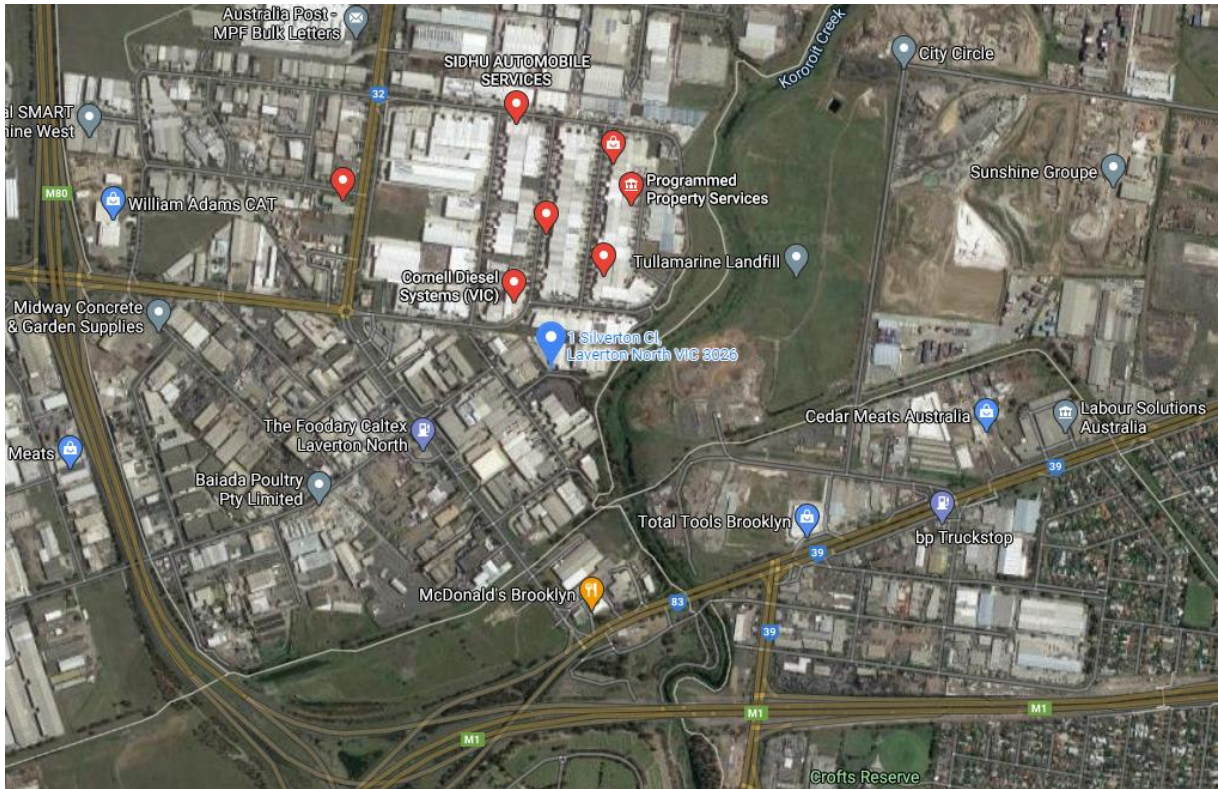
**Subject to full occupancy by the existing Tenant for the Sub Scheme Term

+Selling your contribution will be valued by an ASL Panel Valuer and is subject to an investor replacing the contribution. Fees may apply

Property Improvements



Property Location



Further Information

About ASPF

The Australian Securities Property Fund (ASPF) is a unique unlisted property fund providing investors with an opportunity to invest directly into a range of property classes. Members can invest in a specific Sub-Scheme (with each Sub-Scheme holding a single property).

Key Features of ASPF

The property fund aims to provide investors with:

- Regular income returns paid monthly; and Capital growth over the medium to longer term.
- Non-pooled property fund
- Investors benefit from part ownership in each property
- Fund has investments across multiple property classes
- Low loan-to-valuation ratio on all property investments

About ASL

Australian Securities Limited (ASL) is a private fund dating back to 1925. ASL believes every Australian should be financially independent.

To achieve this, ASL provides clients with finance and investments opportunities through various funds including:

- Australian Securities Property Fund;
- Australian Securities Income Fund; and
- Australian Securities Term Fund

How to Invest

This Sub-Scheme is currently available for investment. To Register your Interest or request a PDS, please call 03 9607 8111 and speak directly to an Investment Manager or email us on investment@asltd.com.au.

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