



# MONTHLY INVESTMENT UPDATE

SEPTEMBER 2020 // PREPARED BY



# LATEST NEWS & INFORMATION

## | TRADING UPDATE

Throughout September, Victoria continued with their stage four lockdown measures resulting in a significant decrease in new daily COVID-19 cases for the state, prompting the removal of curfew and the easing of some restrictions. Private real estate inspections are now once again possible, leading to an increase in inquiry providing promising signs for the months ahead.

Auction clearance rates across the capital cities for the last weekend of September returned to levels similar to last year, despite the restrictions in Melbourne. As anticipated, Melbourne clearance rates were well below 2019 results with 28.6%, down from 80.2% last year. Brisbane, Adelaide and Canberra recorded significantly improved results on the same weekend last year, achieving clearance rates of 50%, 77.3% and 84.9% respectively, up from 45.2%, 53.8% and 58.3% last year. Sydney recorded their best clearance rate of the month with 74.8%, up from 74.5%.

The high clearance rates and an increase in properties going to auction, indicates the turning of the tide as investors and home-buyers alike continue to have faith in the property market.

City	Clearance rate	Total auctions	CoreLogic auction results	Cleared auctions	Uncleared auctions	Clearance rate (last year)	Total auctions (last year)
Sydney	74.8%	815	630	471	159	74.5%	950
Melbourne	28.6%	60	49	14	35	80.2%	107
Brisbane	50.0%	85	56	28	28	45.2%	85
Adelaide	77.3%	71	44	34	10	53.8%	70
Perth	22.2%	12	9	2	7	50.0%	10
Tasmania	n.a.	0	0	0	0	n.a.	1
Canberra	84.9%	64	53	45	8	58.3%	55
Weighted Average	70.5%	1,107	841	594	247	71.0%	1,278

Source: <https://www.corelogic.com.au/news/705-homes-sell-volumes-increased-across-capital-cities>

The year on year dwelling prices across the 5 major capital cities remains positive with the exception of Perth, despite the poor quarterly performance of Melbourne due to the Victorian Lockdown.

CoreLogic Daily Home Value Index - 30.09.2020				
City (All Dwellings)	Today's Index Value	Change Day on Day	% Change Qtr on Qtr	% Change Yr on Yr
Sydney	169.03	+0.05▲	-1.64%▼	+7.68%▲
Melbourne	149.26	0.00	-3.25%▼	+3.14%▲
Brisbane (inc Gold Coast)	111.21	-0.03▼	+0.19%▲	+4.46%▲
Adelaide	119.39	+0.02▲	+0.90%▲	+3.62%▲
Perth	85.13	+0.01▲	-0.33%▼	-0.95%▼
5 capital city aggregate	140.94	+0.01▲	-1.63%▼	+4.86%▲

Source: <https://www.corelogic.com.au/research/daily-indices>

The total Funds Under Management (FUM) of our retail funds continues to grow, with over \$116 million. We continue to maintain our strong cash position of over \$19 million ready for the return of the Melbourne market in the coming weeks and continue to see strong loan enquiries both through our broker network and our recently launched online loan origination portal.

# LATEST NEWS & INFORMATION

## | ASCF WHOLESALE FUND

We are pleased to advise that ASCF will be launching a new wholesale fund for sophisticated investors in the coming weeks. The fund will offer a higher rate of return than the existing retail funds but will have a slightly broader investment mandate.

If you would like to receive more information regarding this fund, please [click here](#).



## | AN INTERESTING TRANSACTION

A broker introduced a customer seeking a loan of \$320,000 to facilitate the purchase of a commercial pasta making machine for their startup business.

The customer provided unencumbered commercial property valued at \$920,000 in Campbellfield, Victoria, as security for the loan.

As the loan to valuation ratio was only 34.78%, we were able to offer a 12-month term at 12.96% per annum.

The customer will refinance the debt within the 12-month term once the machine has been imported and commissioned.

# Invest better.<sup>TM</sup>

Should you wish to learn more about our funds, please contact us on 1300 269 419 and speak with Josh or Rob from our Investor Relations team.



## ASCF CURRENT NET INTEREST RATES PAID TO INVESTORS



ASCF Select Income Fund First Mortgage Fund		ASCF Premium Capital Fund First Mortgage Fund		ASCF High Yield Fund First and Second Mortgage Fund	
Accepting Applications		Accepting Applications		Accepting Applications	
Investment Term	Rate	Investment Term	Rate	Investment Term	Rate
3 months	6.25% pa	3 months	5.00% pa	3 months	7.19% pa
6 months	6.50% pa	6 months	5.25% pa	6 months	7.49% pa
12 months	6.75% pa	12 months	5.50% pa	12 months	7.79% pa

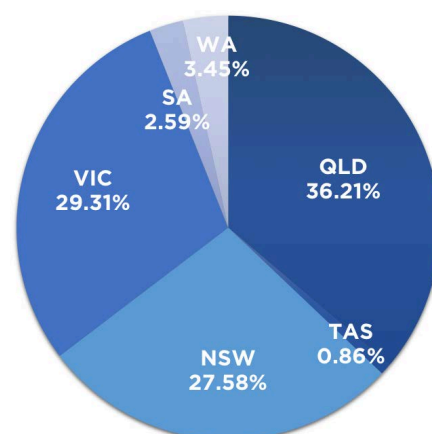
Rates paid are net of all fund costs and management fees.

## KEY FUND INFORMATION

Australian Secure Capital Funds Australian Financial Services Licence (AFSL) and Australian Credit Licence (ACL) Number			491 201	
Unit Price for ASCF Select Income Fund (previously ASCF #1 Fund)		as at 30 September 2020	\$1.00	
Unit Price for ASCF Premium Capital Fund		as at 30 September 2020	\$1.00	
Unit Price for ASCF High Yield Fund (previously ASCF #2 Fund)		as at 30 September 2020	\$1.00	
Income Distribution		for August 2020	PAID	
Total Funds Under Management: ASCF Select Income Fund + ASCF High Yield Fund + ASCF Premium Capital Fund		as at 30 September 2020	\$116,557,796.10	
		ASCF Premium Capital Fund	ASCF Select Income Fund	ASCF High Yield Fund
Average Weighted Loan to Valuation Ratio (LVR)	as at 30 September 2020	48.97%	54.19%	58.68%
Average Loan Size	as at 30 September 2020	\$651,384.29	\$1,183,953.67	\$744,357.95
Percentage of 1 <sup>st</sup> Mortgage Loans on a Weighted Basis (ASCF HIGH YIELD FUND ONLY)	as at 30 September 2020	100%	100%	69.72%
Percentage of 2 <sup>nd</sup> Mortgage Loans on a Weighted Basis (ASCF HIGH YIELD FUND ONLY)	as at 30 September 2020	0%	0%	30.28%

## | ASCF CURRENT LOANS BY STATE

To view a current summary of our loans as at 30<sup>th</sup> September 2020, please [click here](#).



## SINCE COMMENCEMENT IN 2016

- ✓ All investors have received their interest distribution every month
- ✓ All investors have had their request to redeem funds paid on time
- ✓ The value of investors initial investment has remained stable at \$1.00 per unit



## BENEFITS OF THE FUND

- \* Monthly interest payments to investors
- \* High liquidity fund due to the short-term nature of our loans
- \* No construction loans to developers
- \* Capital stability
- \* Low loan to valuation ratios with a maximum 80% loan of property valuation
- \* Low risk profile to property market fluctuations with maximum loan term to borrowers of 24 months

Are you looking to invest in ASCF or increase your investment in the funds?

**CALL US TODAY ON 1300 269 419**

Or  
[click here](#)



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