



9 February 2012

Dear Investor,

## An Investment Overview

GPS seeks obligation free requests from its Investor clients to receive a copy of the Supplementary Product Disclosure Statement (SPDS) issued by GPS Investment Fund Limited for the following **GPS Invest Select Fund** investments.

Contact either Tina Orley or me to receive a copy of the SPDS of your choice. Investment opportunities can only be discussed in detail with Bruce Atkinson or Richard Woodhead of GPS.

**PLEASE NOTE: Investments can only be accepted on a first come, first served basis by receipt of a completed Application Form accompanying the SPDS, up to the amount required for the appropriate settlement or progress draw. Minimum initial investment in each GPS Invest Select Fund mortgage is \$10,000. Minimum additional investment is \$1,000.**

<b>Phone GPS on:</b>	Freecall: 1800 999 109
<b>Fax:</b>	(07) 3876 8661
<b>E-mail:</b>	<a href="mailto:info@gpsinvest.com.au">info@gpsinvest.com.au</a>
<b>Issuer &amp; Manager:</b>	GPS Investment Fund Limited. (AFS Licence 383080)
<b>The Fund:</b>	GPS Invest Select Fund (ARSN 149 257 401)
<b>Your Security:</b>	A direct beneficial interest in a registered first mortgage
<b>Interest Provision:</b>	All loans are inclusive of sufficient funds to assist with interest payments throughout the loan term

<b>Borrower:</b>	<b>Lutana Projects Pty Ltd</b>
<b>Interest Rate:</b>	<b>9.25% pa</b> paid monthly in arrears
<b>Loan Term:</b>	5 months from late February 2012
<b>LVR:</b>	65.0% on completion
<b>Loan Amount:</b>	\$4,700,000
<b>Funds Required:</b>	\$400,000 due late February 2012



**Description:** This loan facility is provided for a repeat borrower who is an experienced licensed builder and developer. The borrower has an extensive resume and evidence of his ability to complete and sell projects of this nature. The project consists of 18 x 2 bedroom residential units located within an established inner northern suburb of Brisbane. The development is currently 80% complete and on schedule. The property is conveniently located not far from the Stafford City commercial and retail precinct and within 100 meters of private boys school Padua College. Public bus transport with good access to the Royal Brisbane Hospital, Fortitude Valley and Brisbane City is available within close proximity of the subject property.

**As at February 2012, sufficient sale contracts have been executed in order for all settlement proceeds to repay the entire loan balance by expiry on 15 July 2012.**

**GPS Investment Fund Limited** ■ ACN: 145 378 383 AFSL: 383080 ■ [www.gpsinvest.com.au](http://www.gpsinvest.com.au)

Postal Address: **GPO Box 2252 Brisbane Qld 4001** ■ Level 11, Sherwood House, 39 Sherwood Road, Toowong Qld 4066

Email: [info@gpsinvest.com.au](mailto:info@gpsinvest.com.au) ■ Freecall: 1800 999 109 ■ Phone: (07) 3876 9997 ■ Facsimile: (07) 3876 8661

Yours sincerely

**GPS Investment Fund Limited**

*Bruce Atkinson*

Bruce Atkinson

**DIRECTOR / FUNDS MANAGER**

[ba@gpsinvest.com.au](mailto:ba@gpsinvest.com.au)

GPS Invest Pooled Fund (ARSN: 149 257 410) and GPS Invest Select Fund (ARSN: 149 257 401) ("the Funds") are issued by GPS Investment Fund Limited (ACN: 145 378 383) (AFSL: 383080) ("GPS"). This document may contain general advice which does not consider any particular person's objectives, financial situation or needs. GPS is not licensed to provide financial product advice about the Funds, so you should obtain a Product Disclosure statement ("PDS") and read it prior to making a decision to invest. You should also consider obtaining professional financial advice before making an investment decision. The PDS is available at [www.gpsinvest.com.au](http://www.gpsinvest.com.au) or by calling 1800 999 109. Cooling-off periods do not apply to the Funds. Past performance is not a reliable indicator of future performance. An investment in either Fund has risk, can fluctuate in value, may achieve lower than expected returns, is not a bank deposit, is not guaranteed and investors risk losing some or all of their principal investment. Distributions, if any, will generally be paid monthly. GPS Invest Pooled Fund has limited withdrawal rights. Withdrawal offers will generally be made quarterly, subject to available liquidity. GPS Invest Select Fund withdrawals will only be considered at the completion of a mortgage investment or whilst invested in cash, at any time. Refer to the relevant PDS for full details.