

# GPS News

November 2011



As mentioned in GPS News last month, we are working on a series of articles which will concentrate on how the GPS Investment Fund Limited works to protect the interests of its Investors and how there is much more going on behind the scenes than it appears.

The first of these articles is "The GPS Story" which details the evolution of the GPS Group since its foundation in Brisbane over seventeen years ago.

## The GPS Story

GPS Investment Fund Limited is part of a boutique group of companies (the GPS Group) originally founded by owner operator and Managing Director, Richard Woodhead. The initial company in the GPS Group commenced operations in Brisbane in 1994 sourcing and managing first mortgage lending and investment products predominately in the residential construction and development market in Queensland and Northern NSW. This niche market and method of operation continues to be the focus of our business today.

The GPS Group possesses a wealth of experience gained by originating and managing mortgage backed investment products continuously for over seventeen years. The GPS history of timely and consistent returns to Investors is as a result of well-defined investment strategies supported by established system capabilities and management processes.

GPS does not deal with financial planners and maintains very close personal contact with all Investors and Borrowers. This personal approach assisted GPS and its clients through the "GFC" and we believe was one key reason why it was not necessary for any GPS Sponsored funds under management to be 'frozen' or to have withdrawals restricted in any way.

The current GPS Group corporate structure includes GPS Investment Fund Limited who is the Responsible Entity for registered managed investment schemes; GPS Invest Pooled Fund (ARSN: 149 257 410) and GPS Invest Select Fund (ARSN: 149 257 401). GPS holds Australian a Financial Services Licence (AFSL) No: 383080 issued by ASIC.

A company within the GPS Group was previously a Responsible Entity from 1997 until 2001 when it was appointed as a Sponsor of one of Australia's privately owned specialist mortgage enterprises.

For strategic business reasons, GPS made the decision in early 2010 to once again become a Responsible Entity under the *Corporations Act 2001(Cth)* and to apply for an AFSL in its own right. This license was granted by ASIC in February 2011.

Additional particulars about GPS including management and board members are contained in the Product Disclosure Statements (PDS's) for both GPS Invest Pooled Fund and GPS Invest Select Fund. Call 1800 999 109 to obtain copies of both PDS's.

Please refer to the web site [www.gpsinvest.com.au](http://www.gpsinvest.com.au) to obtain both PDS's and for more information.

<u>Key GPS Group Management:</u>	<u>GPS Service</u>
Richard Woodhead - Managing Director & founding owner operator	17 years
Karen Tait - Administration Manager	17 years
Justin Millard - Lending Manager	12 years
Bruce Atkinson - Director / Funds Manager	11 years
Tina Orley - Assistant Funds Manager	7 years

Today, GPS is ably assisted by a number of trusted external professionals who provide services in order for the Fund to fulfil its role as Responsible Entity and to act in the best interests of its Investors.

Custodian:	Perpetual Corporate Trust Limited
Fund Lawyers:	McCullough Robertson
Transactional Lawyers:	McGillivray's
Principal Valuers:	Savills (Qld) Pty Ltd
Quantity Surveyor & Construction Cost Managers:	Mitchell Brandtman

## Project Updates

Following many requests from Investors enquiring about the current progress made with specific loans, we provide details on three selected projects for your information: -

<b>Borrower:</b>	<b>Tollemache atf Wadysamajo Number 1 Trust</b>
<b>Interest Rate:</b>	<b>9.50% pa paid monthly in arrears</b>
<b>Expiry</b>	<b>28 February 2012</b>
<b>LVR:</b>	<b>75.0% on completion</b>

**Loan Amount:** \$2,100,000  
**Funds Required:** **FULLY SUBSCRIBED**  
**Construction Status:** Complete  
**Marketing:** Commenced



**Description:** Construction of 8 x 2 bedroom residential units at Zillmere, a northern suburb of Brisbane. On completion, the units are expected to be priced in the upper \$300,000 range which will appeal to both the first home buying couples and investors. Regional facilities are available at Chermerside approx. 6 km from the property.

**Borrower:** **Calibre Property Developments Pty Ltd**

**Interest Rate:** **9.50%** pa paid monthly in arrears

**Expiry:** 11 March 2012

**LVR:** 67.4% on completion

**Loan Amount:** \$1,610,000

**Funds Required:** **FULLY SUBSCRIBED**

**Construction Status:** Complete

**Marketing:** Commenced

**Description:** Construction of 6 x 2 bedroom units over 3 levels located at Nudgee Road Nundah Qld located approx. All units will provide a similar size and style of accommodation providing open plan living/kitchen/dining area with balcony areas. Living areas range from 68m<sup>2</sup> to 79m<sup>2</sup> with valuations ranging from \$420,000 to \$440,000.



**Borrower:** **Lutana Projects Pty Ltd**

**Interest Rate:** **9.25%** pa paid monthly in arrears

**Expiry:** 15 July 2012

**LVR:** 65.0% on completion

**Loan Amount:** \$4,700,000

**Funds Required:** \$500,000 due mid November 2011

**Construction Status:** Approx. 50% complete

**Description:** This loan facility is provided for a repeat borrower who is an experienced builder and developer. The project consists of 18 x 2 bedroom residential units located within an inner northern suburb of Brisbane. The development has full council approval with construction now approx 50% complete and on schedule. The property is conveniently located to the Stafford City commercial and retail precinct and within 100 metres from 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. The borrower has an extensive resume and evidence of his ability to complete projects of this nature.



## New Release Loans

GPS is currently assessing 3 new multi unit residential construction loans similar to the above which we hope to release before the end of the year. Our aim is for these loans to be in the \$2m - \$5m range with LVR's ranging from 60% to 70% located in quality, established areas within 2 hours drive of our Brisbane office. Target interest rate payable to Investors will be approx. 9.25% p.a. paid monthly over a 12-month term. More details will follow but for more information, please contact Bruce Atkinson on 1800 999 109 or email [ba@gpsinvest.com.au](mailto:ba@gpsinvest.com.au)



GPS Investment  
Fund Limited  
AFSL: 383080  
ACN: 145 378 383

### Target Interest Rate

As at 9 May 2011

### GPS Invest Pooled Fund

(ARSN: 149 257 410)

# 8.75%

p.a. variable, paid monthly

The distribution rate may vary depending on the performance of the Fund. The historical distribution rate of the Fund is on its website [www.gpsinvest.com.au](http://www.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.