



**TYCOON**  
CAPITAL

AVERAGE RETURN  
PER ANNUM **11.5%**

## **Mortgage Investment Fixed Income**

**- Secured by property mortgage with low LVR**

### **Security**

- Non-specialised property mortgage

### **Reliability**

- Monthly Income

### **Proven Performance**

- Returns ranging from 7-10% for 1st mortgage  
- Returns ranging from 10%-15% for 1st and 2nd mortgages

FUND NAME	Tycoon Core Income Fund		
FUND STRUCTURE	Open ended mortgage debt fund		
INVESTMENT MANAGER	Tycoon Capital Group Pty Ltd (ACN: 647 012 593) AFSL: 528 626		
DISTRIBUTION	Monthly		
APPLICATION FEE	0.75% (One-off)		
MANAGEMENT FEE	Nil		
PERFORMANCE FEE	All income above the Target Return		
CLASS	Core Income Class	Select Diversified Class	High Yield Class
TARGET RETURN	8%	10%	12%
MINIMUM INVESTMENT TERM	12 months	12 months	12 months
MINIMUM INVESTMENT AMOUNT	\$100,000	\$150,000	\$250,000
SECURITY TYPE	1st Mortgage	1st and 2nd Mortgage	2nd Mortgage
QUALIFIED INVESTOR	Wholesale investor under s761 of Corporation Act 2001		
LVR	Current Investment LVR ranging from 27% - 75%		
VALUATION	Valuation report from approved panel of valuers		
COMPLIANCE	Annual audit and continuous compliance meeting, complying with ASIC regulation		
RELIABILITY	The Fund has never lost investor capital or interest on any mortgage loan it has introduced to its investors		

## DIVERSIFIED CLASS

### CORE INCOME CLASS

Core Income Class allows investors to withdraw their investment at any time (subject to a minimum term of 12 months, 90 days written notice of intention to withdraw and the Fund having sufficient liquidity).

The initial rate on all investments is variable. Investments are backed by a pool of diversified first mortgages selected by Tycoon Investment Management.

### DIVERSIFIED AND HIGH YIELD CLASS

Diversified and High Yield Class provides you with the advantage of being able to select the specific mortgage that will secure your investment.

With a range of interest returns and security types (improved and unimproved residential, commercial or industrial property) investments can be tailored to suit individual risk profiles.

VALUE PROPOSITION

INTEGRITY · WISDOM · PRUDENCE · ACHIEVEMENT

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**IMPORTANT INFORMATION**

This Fact Sheet does not constitute financial advice. It is also not comprehensive as it is intended to be an overview only, providing a summary of points usually of interest to investors. Intending investors must obtain a copy of the Fund's Information Memorandum (IM) and an investment can only be made by completing the application form. Intending investors should seek independent financial advice on whether an investment in the Fund is appropriate for them. All investments, including that of the Tycoon Global Growth Equity Fund, involve the risk of losing all or part of investors investment capital and/or interest. Past performance is not necessarily a guide to future performance.