



## ASHWOOD AGED CARE TRUST

A total  
**return of 22.8%**  
on investor's equity  
equating to a **10.81%**  
**internal rate of return**  
for the 2.5 years of  
the trust after  
fees

Established in 2014, the MPG Ashwood Aged Care Trust invited minimum investments of \$50,000 for a \$22 million aged care facility for Heritage Care in Ashwood, Victoria. The Information Memorandum forecast an 18 month timeline with an target internal rate of return of 11%.

The property was purpose built for Heritage Care by McMullin Group. A feasibility study included in MPG's Information Memorandum, cited a shortage of aged care places in Ashwood and surrounding suburbs, as well as the strong reputation of Heritage Care among the compelling reasons to invest.

The project was successfully completed in December 2016 with distributions made to investors in March 2017 in accordance with the targeted timeframe and projected returns.

A \$50,000 investment in  
September 2014 was repaid  
with \$61,392 in March 2017

MPG once again partnered with developer McMullin Group. McMullin Group took a 20% stake in the Trust, ensuring investor and developer's interests were aligned. Ultimately the completion of the project was slightly delayed by weather and client variations so this alignment was important to ensure the project was completed, not only to the client's satisfaction, but also as expediently as possible. Investors were repaid in accordance with the proposed timeline as the operator made the final repayment to the Trust earlier than anticipated.

The 'Grand Cedar' facility was handed over in December 2016 and the operator, Heritage Care, were very impressed with the timely delivery and the finished quality of the development. Forecasts regarding the shortage of local aged care places was correct. Admissions began in January and is filling quickly, with more than half of the places already occupied.

MPG is on the lookout for another aged care facility to develop, as promised existing investors will be given first right of refusal for any new projects. Thanks for your investment and we look forward to welcoming you as an investor in our next property opportunity.





## FURTHER INFO

### MPG FUNDS MANAGEMENT

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Please consider this information in conjunction with the PDS and note that the information contained in this update is of a general nature and has been prepared without taking into account your individual investment needs or objectives. Please consult with your investment adviser before making any investment decision.