

Australian Unity **Select Income Fund**

Surry Hills, NSW	Syndicate No: 511
	Interest Rate (Net PA) 0.00%*
	Loan to Value Ratio (LVR) 69.90%*
	Start Date March 2018
	Investment Term March 2018 - May 2019*
	Property Type Residential Construction

Summary

The property is located at 471B Bourke Street in the sought after inner-east suburb of Surry Hills. Situated just three kilometres from the Sydney CBD, Surry Hills is a city neighbourhood with a strong community and a village feel.

The suburb is known for its stylish cultural and café scene and boasts some of the best-quality eating establishments in Sydney, with art galleries, dog parks and markets on the doorstep. Central Station borders the suburb and the CBD is an easy walking distance. There is also a widening network of cycle paths. The area is well serviced with public and private schools including Bourke Street Public School, Crown Street Public School, Sydney Community College, Sydney Grammar School, Sydney Boys High School and Sydney Girls High School. The Australian Institute of Music's Sydney Campus is also located in Surry Hills.

Bourke Street comprises a mix of residential properties including terraces, apartments and warehouse living alongside shops, restaurants and cafes.

The funding is for the purchase and construction of a four storey residential building comprising four apartments. The complex will contain 1 x 1 bedroom, 2 x 2 bedroom and 1 x 3 bedroom apartments. Each apartment spans a single level of the development which will be serviced by a lift.

Construction funding is subject to one unconditional pre-sale which is expected to represent a debt coverage ratio of approximately 33%.

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Existing investors contact us to request a Supplementary Product Disclosure Statement of this investment.

Important information

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This is not an offer document and should not be relied upon solely in making an investment decision. The information is an edited version of the independent valuation report for the Syndicate-Fund property. You can view the full valuation report by contacting us on the details above.

Information on this financial investment product can be obtained from our website, australianunity.com.au/wealth/sif, including the Product Disclosure Statement (PDS). Contact us to receive a Supplementary Product Disclosure Statement (SPDS), which contains further details of this investment opportunity.

* Interest rates, loan to value ratios and investment terms are subject to a number of assumptions and risk that are detailed in the PDS and SPDS. Interest rates quoted are not guaranteed.