

Australian Unity **Select Income Fund**

Punchbowl, NSW



Syndicate No: 515

Interest Rate (Net PA)

8.00%*

Loan to Value Ratio (LVR)

67.47%*

Start Date

June 2018

Investment Term

June 2018 - December 2019*

Property Type

Residential Construction

Summary

The property is located in Punchbowl, a well-established residential suburb in south-western Sydney. The property is situated 17 kilometres west of the Sydney CBD.

The suburb features a mixture of Federation, Art Deco and contemporary homes. More recently, parts of the suburb have been redeveloped, with apartments, townhouses and modern detached houses being built. Shopping facilities are located along the main retail strip of Punchbowl and major shopping centres are located at nearby Bankstown and Roselands.

The area is well serviced by a number of local and private schools as well as a number of parks and reserves. The M5 Southwestern motorway is located within close proximity. Punchbowl Railway Station is located 1.5 kilometres to the north east to the property and frequent bus services to the Sydney CBD and greater metropolitan area are available nearby.

The proposed six story development comprises three retail shops and 74 residential apartments including a common rooftop terrace area and a two level basement carpark. The residential component includes 12 studio apartments, 26 x one bedroom apartments, 12 x one bedroom + study apartments, eight x two bedroom + 1 bathroom apartments and 16 x two bedroom + two bathroom apartments.

Forty-one presales, comprising two retail and 39 apartments, have been achieved totalling approximately \$17,433k (GST exclusive) and representing 74.15 percent peak debt cover. A further six pre sales (a total of forty-seven pre sales) are to be achieved no later than six months from initial drawdown.

Contact Details

W <http://www.australianunity.com.au/wealth/sif>
E investments@australianunity.com.au

Investor services
T 13 29 39

Adviser services
T 1800 649 033

New investors to download a Product Disclosure Statement to invest.

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

Important information

This investment product is issued by Australian Unity Funds Management Limited ABN 60 071 497 115, AFS Licence No 234454. This information does not take into account the financial objectives, situation or needs of any particular investor.

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.