

## Australian Unity **Select Income Fund**

Mount Druitt, NSW	Syndicate No: 517
	<b>Interest Rate (Net PA)</b>
	0.00%*
	<b>Loan to Value Ratio (LVR)</b>
	83.33%*
	<b>Start Date</b>
	June 2018
	<b>Investment Term</b>
	June 2018 - December 2019*
	<b>Property Type</b>
	Residential Construction

### Summary

The property at 2 Ayres Grove is situated in Mount Druitt, an outer western suburb of Sydney, part of Blacktown City Council. The development is 43 kilometres from the CBD and just 12 kilometres from both Penrith and Blacktown city centres. The area is predominantly residential and is characterised by a mix of older style detached clad and brick houses, strata title townhouses and modern low-medium rise residential buildings.

The property is within close proximity of a number of amenities. Mount Druitt railway station is located approximately 500 metres south-west from the property and bus services run along nearby Mount Street. Local shopping facilities are available at the shopping strip directly opposite the property and Westfield Shopping Centre Mount Druitt is situated 450 metres to the west. Several education institutions are close by including Colyton Primary School, Mount Druitt Primary School, Mount Druitt TAFE, Chifley College, Loyola Senior High School and Colyton High School.

The syndicate loan has been established to assist with the refinance of an existing loan facility and fund the development of a nine storey mixed use building comprising 58 residential units and two retail/commercial units above a two level basement car park.

The property comprises 58 x two bedroom x two bathroom units with living areas ranging from 71 to 132 square metres. The development houses a common residents' area and gym on the first floor. The units include open plan living areas that flow through to balconies and private terraces. Spacious bedrooms, abundant internal storage space and secure parking with lift access are features of the property.

Thirty presales have been achieved totalling approximately \$11,229k (GST exclusive). This represents 56.15 percent peak debt coverage.

### Contact Details

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**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

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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](http://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.