


Australian Unity **Select Income Fund**

Heidelberg, VIC	Syndicate No: 520
	Interest Rate (Net PA)
	7.75%*
	Loan to Value Ratio (LVR)
	112.76%*
	Start Date
	September 2018
	Investment Term
	September 2018 - June 2020*
	Property Type
	Residential Construction

Summary

The property at 109 Cape Street is situated 13 kilometres from Melbourne's CBD, in the popular residential suburb of Heidelberg in Melbourne's North East.

The suburb is very well serviced with a broad range of amenities. The Heidelberg railway station is situated just 550 metres south west of the property and public buses are also available close by. Warringal Shopping Centre is located across Cape Street and hosts a wide variety of services and retail stores including Coles and Aldi. Nearby Burgundy street also offers a wide variety of restaurant and shopping options. The area is also well serviced with schools including Saint John's Primary School, Our Lady of Mercy College and Heidelberg Primary School all within walking distance. The Austin Hospital and Warringal Private Hospital are located within a 1.75 kilometre radius.

The funding is for the development of a five storey residential building, known as Cape Apartments, comprising 31 apartments above a ground floor retail cafe. The complex will contain 8 x one bedroom apartments and 23 x two bedroom apartments.

14 apartment presales have been achieved, totalling approximately \$6.56m (GST inclusive) and representing circa 61 percent debt cover (GST inclusive), reflective of loan approval.

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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.