

Australian Unity **Select Income Fund**



Alexandria, NSW

Syndicate No: 523

Interest Rate (Net PA)

8.00%*

Loan to Value Ratio (LVR)

67.35%*

Start Date

October 2018

Investment Term

October 2018 - May 2020*

Property Type

Residential Construction

Summary

The property at 142-144 Lawrence Street is situated in the suburb of Alexandria, approximately 6 kilometres south from Sydney's CBD.

The suburb is a well-established industrial commercial centre, however in recent years there has been increasing gentrification in the area as a result of residential rezoning of a significant amount of commercial and industrial land. The increased interest in the suburb, has seen warehouse conversions, new apartments, Art Deco and Victorian-style houses being bought and renovated.

The property is conveniently situated within walking distance of cafes, shops, a Woolworths supermarket and a Bunnings Warehouse. It is surrounded by recreational facilities including Sydney Park, Perry Park, Harry Noble Reserve, Erskineville Oval and Alexandria Park. The location also enjoys good access to public transport, situated between two train stations, Erskineville and Green Square and with bus services nearby. Nearby schools include Alexandria Park Community School, St Mary's Catholic Primary School, Erskineville Public School, Green Square School and Newtown Public School.

The funding is for the development of a part three or four storey complex comprising 9 residential units and a rooftop garden. The complex will contain eight x 2 bedroom units and one x 1 bedroom unit.

Five presales have been achieved for a gross value of \$6,600,000. This will provide peak debt cover of approximately 93 percent excluding GST. The syndicate loan is due to settle on 12 October 2018.

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.