

Australian Unity **Select Income Fund**

Sorrento, VIC	Syndicate No: 524
	Interest Rate (Net PA)
	13.00%*
	Loan to Value Ratio (LVR)
	66.04%*
	Start Date
	October 2018
	Investment Term
	October 2018 - January 2020*
	Property Type
	Residential Construction

Summary

The property at 46 Queens Road is situated in the popular holiday and tourist destination of Sorrento, in the Mornington Peninsula, Victoria.

The Sorrento back beach is in close proximity to the south of the property and the Port Phillip Bay foreshore is a short distance to the north. The property is also one kilometre south east of the Sorrento shopping centre which is quite extensive and incorporates two supermarkets, two hotels and a broad range of speciality shops. The suburb is well serviced with a broad range of amenities including a regular bus service operating along Melbourne road approximately 100 meters to the north of the property. Nearby schools include Sorrento Pre and Primary schools, and Saint Joseph's Primary School. The area incorporates a number of sports clubs and recreational facilities.

The funding is for the development of two double storey dwellings, each of which will provide four bedroom plus study, three bathroom accommodation and feature double garages, outdoor entertaining areas and swimming pools.

One pre-sale has been achieved for \$2.4 million, providing peak debt cover of circa 83 percent (GST exclusive).

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

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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.