

Australian Unity **Select Income Fund**

Bondi Junction, NSW	Syndicate No: 528
	Interest Rate (Net PA) 8.00%*
	Loan to Value Ratio (LVR) 61.71%*
	Start Date December 2018
	Investment Term December 2018 - August 2020*
	Property Type Residential Construction

Summary

The property at 20-24 Llandaff Street is situated in the eastern suburb of Bondi Junction, located six kilometres east of the Sydney central business district. Bondi Junction is an established retail, commercial and residential precinct making it Sydney's fifth largest business district and features high-density residential developments close to the commercial centre.

The property is within close proximity to all necessary amenities including retail, education, child care, public transport, sporting amenities and parks. The Bondi Junction Transport Interchange is within 600 metres providing regular train and bus services to the CBD and surrounding suburbs. Westfield Bondi Junction is 300 metres away with Bondi Beach and Centennial Park approximately 3.5 kilometres away. Nearby schools include Holy Cross Catholic Primary School, St Charles' Primary School, Waverley Public School, Bellevue Hill Public School and Montessori East Primary & Pre School to name a few.

Over the last few years there has been several high-rise mixed used buildings development within the Town Centre. The increased desirability of Bondi Junction as a development market is the difficulty of securing sites.

The proposed development of twenty-six residential apartments comprise of 18 x one bedroom and 8 x two bedrooms + study apartments above a two level basement carpark on the site. It will have a communal roof terrace.

There are no pre-sales on the development as the Borrower intends to build and hold the development for rental income.

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.