

Australian Unity **Select Income Fund**

	Syndicate No: 535
	Interest Rate (Net PA)
	8.00%*
	Loan to Value Ratio (LVR)
	66.61%*
	Start Date
	June 2019
	Investment Term
	June 2019 - September 2020*
	Property Type
	Residential Construction

Summary

The property is located at 12-18 Napier Street, in Footscray, an inner-western Melbourne suburb situated approximately five kilometres from the central business district.

Named after an area on the River Cray in England, Footscray is a diverse and multicultural area that has a storied history reflecting the waves of immigration experienced in Melbourne, and is currently undergoing significant development and gentrification. Amenities include over 130 restaurants from over 15 different countries, four kindergartens, five primary schools, two secondary schools, a Victoria University campus, one public library and Western General Hospital.

Footscray is also home to numerous sporting clubs and societies that cater to both professional athletes and amateur enthusiasts, covering but not limited to sports including football, cricket, cycling, gymnastics, hockey, lacrosse, rowing, rugby and swimming. Footscray Park is the second largest botanical garden in Victoria and sits across the Maribyrnong River from Flemington Racecourse, which is in the neighbouring suburb of Flemington.

The development is located 600 metres from Footscray railway station, which is served by the Sunbury, Werribee and Williamstown metro train lines, as well as several V/Line services, terminating at Southern Cross. Additionally, there are 15 separate bus routes operating via Footscray station that includes services to Highpoint Shopping Centre.

The proposed development will contain 41 residential apartments, three retail units, and car accommodation via 44 stackers and seven at grade spaces. The residential accommodation will comprise 7 x one bedroom, 23 x two bedroom, 5 x two bedroom + study, and 6 x three bedroom units.

21 apartments have been sold at a value of \$12,929,650 (GST inclusive), which is circa 73.58 percent of the facility limit (GST exclusive).

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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.