

Australian Unity **Select Income Fund**

Kew, VIC	Syndicate No: 538
	Interest Rate (Net PA) 8.00%*
	Loan to Value Ratio (LVR) 65.00%*
	Start Date July 2019
	Investment Term July 2019 - January 2021*
	Property Type Residential Construction

Summary

The property is located at 367 Cotham Road, in Kew, an inner Melbourne suburb situated approximately five kilometres east of the central business district.

Known as one of the most prestigious suburbs in Melbourne, Kew attracts keen shoppers to its Kew Junction precinct bristling with established destination shops and gourmet food options. Kew is also home to two primary schools as well as several day and boarding schools for older children, along with three golf courses and Kew football club. Another major attraction is the Studley Park Boathouse – a restored Edwardian building, and the Villa Alba Museum, which sits adjacent to Studley Park.

Kew is served by transport links to central Melbourne and surrounding suburbs with four tram lines and six bus routes being available to residents.

The proposed development of 21 residential apartments includes 4 x four bedroom, four bathroom, 5 x three bedroom, three bathroom, 6 x three bedroom, two bathroom, and 6 x two bedroom, two bathroom, over a dual basement carpark for 58 vehicles. Seven apartments have been presold, establishing a presales debt coverage ratio of at least 56.6 percent that was required for construction purposes.

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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.