

Australian Unity **Select Income Fund**

Burwood, NSW	Syndicate No: 539
	Interest Rate (Net PA)
	7.50%*
	Loan to Value Ratio (LVR)
	66.00%*
	Start Date
	June 2019
	Investment Term
	June 2019 - June 2021*
	Property Type
	Residential

Artist's impression of the property at 2A-8 Burwood Road, Burwood, NSW

Summary

The development is located at 2A-8 Burwood Road, Burwood, NSW, an established residential suburb approximately 10 kilometres west of Sydney's central business district.

Burwood comprises a mixture of residential, commercial and light industrial developments and is home to several schools, one college, Burwood Park and the shopping centre Burwood Plaza. Additionally, the development is less than one kilometre from Westfield Burwood, which is a large regional shopping centre on Burwood Road, and Burwood Railway Station. The Railway Station is served by the Northern Line and the Inner West & Leppington Line, providing access to Sydney's city centre and surrounding suburbs. With more than 15 bus routes and three NightRide routes, the station has a wide range of bus route options that provide links to the wider surrounding area.

The development is an 11 storey mixed use building comprising 53 residential units plus ground floor commercial units above a three level basement. The residential accommodation comprises 3 x one bedroom, 8 x two bedroom, and 4 x three bedroom units. Nine of the units are contained within an unregistered strata plan, to be held by Lender and can be registered at Land Services Registry.

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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.