

Australian Unity **Select Income Fund**

Punchbowl, NSW

Syndicate No: 543

Interest Rate (Net PA)

8.00%*

Loan to Value Ratio (LVR)

58.50%*

Start Date

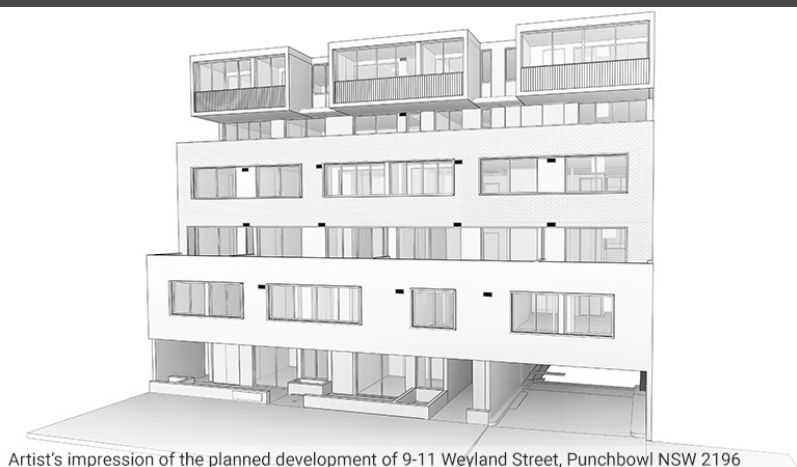
September 2019

Investment Term

September 2019 - March 2021*

Property Type

Residential Construction



Artist's impression of the planned development of 9-11 Weyland Street, Punchbowl NSW 2196

Summary

The proposed development is located at 9-11 Weyland Street, Punchbowl, NSW, in the residential suburb of Punchbowl, approximately 15 kilometres south-west of Sydney's central business district (CBD).

The planned development is just under two kilometres from Punchbowl Railway Station, which is located on the Bankstown train line, providing transport links to the Sydney CBD. Less than 500 metres from the Railway station is The Broadway Plaza, a two level shopping centre containing retail stores including Woolworths and Chemist Warehouse. Additionally, Bankstown Central Shopping Centre, in the neighbouring suburb of Bankstown, is 2.5 kilometres from the development location and boasts over 240 speciality stores set over three floors, with more than 3,000 parking bays.

Punchbowl is also home to several educational institutions, including Punchbowl Boys High School, Punchbowl Public School, Saint Charbel's College and Saint Jeromes Catholic Primary School.

The proposed development will feature a six storey mixed use complex comprising 39 residential apartments and one commercial suite above a two level basement. The residential accommodation comprises 10 x Studio, 12 x one bedroom, 4 x one bedroom + study, and 13 x two bedroom units. This is a build and hold development with the Client proposing to retain all units.

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

New investors to download a Product Disclosure Statement to invest.

Existing investors contact us to request a Supplementary Product Disclosure Statement of this investment.

Important information

This investment product is issued by Australian Unity Funds Management Limited ABN 60 071 497 115, AFS Licence No 234454. This information does not take into account the financial objectives, situation or needs of any particular investor.

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.