

Australian Unity **Select Income Fund**

Hampton, VIC	Syndicate No: 547
	Interest Rate (Net PA)
	8.00%*
	Loan to Value Ratio (LVR)
	132.94%*
	Start Date
	November 2019
	Investment Term
	November 2019 - February 2021*
	Property Type
	Residential Construction

Summary

The development is in the established and sought-after bayside suburb of Hampton, Victoria. The location on Hampton Street is within easy walking distance from Hampton Railway Station and it is surrounded by cafes, bars, restaurants and shops.

The finished development will comprise a three-level mixed-use building, including 8 apartments, the 'Tilli Apartments', 2 ground floor retail units and secure basement parking for 17 vehicles. The residential accommodation will offer two and three bedroom residences with generous living areas and kitchens, featuring natural stone and premium finishes. Terrace spaces will be included with each apartment and bike racks are available on basement and ground levels.

The retail units are well positioned in an established mixed-use precinct and will include two secure car parking spaces for each unit.

The syndicate loan has been established to assist with the development. Currently 4 apartments have been presold at a value of \$4,470,000 GST inclusive, which provides debt coverage of 64.48% of the facility limit.

Contact Details

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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.