

## Australian Unity **Select Income Fund**

<b>Bellevue Hill, NSW</b>	<b>Syndicate No: 549</b>
	<b>Interest Rate (Net PA)</b> 8.00%*
	<b>Loan to Value Ratio (LVR)</b> 59.99%*
	<b>Start Date</b> November 2019
	<b>Investment Term</b> November 2019 - May 2021*
	<b>Property Type</b> Residential Construction

### Summary

The development is located in Bellevue Hill - just 6km from the Sydney CBD. This is in proximity to Double Bay, Bondi Beach and Rose Bay - providing easy access to high-end retail facilities, including speciality grocers and vibrant cafes, bars and restaurants.

The finished development will comprise of eight apartments, each with three bedrooms. Interiors are designed by world-renowned design studio Lawless & Meyerson and PBD architects, with a range of premium quality bespoke finishes available. All residences offer generous outdoor space along with two secured garage spaces.

The syndicate loan has been established to assist with the development. The developer undertaking the construction is IPM Pty Ltd (IPM), established in 1979. IPM is a multi-award winning property developer with over 40 years' experience in developing luxury residential apartments. IPM has completed over 70 developments throughout its history. The property is currently being marketed, and \$1,000,000 will be withheld from the Borrower until two pre-sales are achieved. The loan to valuation ratio has been limited to 59.99%.

### Contact Details

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**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

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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](http://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.