


## Australian Unity **Select Income Fund**

<b>Toorak, VIC</b>	<b>Syndicate No: 550</b>
 <p>Artists impression of the property at 12 Springfield Rd, Toorak VIC</p>	<b>Interest Rate (Net PA)</b>
	8.30%*
	<b>Loan to Value Ratio (LVR)</b>
	57.76%*
	<b>Start Date</b>
	December 2019
	<b>Investment Term</b>
	December 2019 - June 2020*
<b>Property Type</b>	
Residential	

### Summary

Comprising five spacious residences, 'Village Luxe' is located within a quiet pocket of the prestigious suburb of Toorak, just 6 kms south east of Melbourne's CBD and in close proximity to the services, facilities and amenities of Toorak Village.

Designed by leading architects Mills Gorman, the three-level development will include a penthouse on the second floor and basement car parking. The innovative design of the building means that each residence will be provided with 100% renewable electricity and access to 100% free electricity, including car charging outlets.

With joinery and finishes by Crampton Dean developments and creative landscapes by Jack Merlo, the apartments will reflect comfort, luxury and prestige with parquet flooring, Italian mosaic tiling, stone walkways, marble bench tops and splashbacks and European windows. Every resident will enjoy reverse-cycle split-system air-conditioning, energy saving LED lighting, security alarm and secure building access as well as direct lift-to-level access.

This syndicate loan has been established to assist with the refinance of an existing loan, and is secured by the 'Village Luxe' property situated at 12 Springfield Avenue, Toorak Vic. The loan to value ratio of 57.76% has been calculated using the price the property was last transacted at (\$6,300,000 as at March 2017). A loan term of 6 months is required in order for the borrower to engage a contract builder and finalise construction documentation.

### 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.