

Australian Unity **Select Income Fund**

Surrey Hills, VIC	Syndicate No: 551
	Interest Rate (Net PA)
	13.00%*
	Loan to Value Ratio (LVR)
	66.50%*
	Start Date
	December 2019
	Investment Term
	December 2019 - August 2021*
	Property Type
	Residential Construction

Summary

Property information

Comprising twenty spacious apartments and two retail units, 'Luxe Apartments' is situated within the well-regarded suburb of Surrey Hills, just 11kms east of Melbourne CBD. This convenient location is within proximity to the services, facilities and amenities across both Whitehorse Road and Mailing Road.

The expansive four-level development will demonstrate contemporary Sgourakis Architects commitment to long term quality and comfort with airy two and three-bedroom apartments and private open space in the form of courtyards and balconies. Each residence will also enjoy the benefit of a secure basement car park.

With high quality joinery and finishes the apartments will reflect luxury low maintenance living with engineered European Oak floorboards, 100% wool carpet, floating vanities, designer stone bench tops and Miele stainless steel appliances. Every resident will enjoy reverse-cycle split-system heating and cooling to living rooms, CCTV to car park and main foyer, intercom to apartments and a central gas hot water system.

This syndicate loan has been established to assist with the proposed development of mixed use 'Luxe Apartments' located at 1A Middlesex Road and 298 Canterbury Road, Surrey Hills. The loan to value ratio of 66.50% has been calculated using the valuation completed by M3 Property dated 24 September 2019 of \$18,460,000, GST exclusive. A loan term of 20 months is required, and at the conclusion of the loan term if there is an amount outstanding the Borrower is expected to refinance with another lender.

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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.