

## Australian Unity **Select Income Fund**

<p><b>Kew, VIC</b></p>	<p><b>Syndicate No: 553</b></p>
	<p><b>Interest Rate (Net PA)</b> 8.00%*</p>
	<p><b>Loan to Value Ratio (LVR)</b> 67.57%*</p>
	<p><b>Start Date</b> December 2019</p>
	<p><b>Investment Term</b> December 2019 - May 2021*</p>
	<p><b>Property Type</b> Residential Construction</p>

### Summary

Comprising ten apartments, the proposed development is situated within the prestigious suburb of Kew, just 6kms from Melbourne CBD and close to the services, facilities and amenities of the Glenferrie Road retail village. This location is also within proximity to a number of Melbourne's most prominent private schools.

Designed by C Kairouz Architects this three-level development will present a rare collection of highly refined one, two and three-bedroom apartments. Surrounded by heritage parklands and coupled with a vibrant village, each home will exude an enduring elegance with design accents and refined materiality seamlessly connecting each space.

With high quality joinery and finishes, each apartment will reflect sophisticated and timeless detailing with a carefully curated palette of finishes, European oak floors, stone benchtops and beautiful bespoke joinery. Each resident will enjoy expansive floor-to-ceiling windows, landscaped garden surrounds, a ground floor lobby and service lift to all levels, and access to a shared basement carpark.

This Syndicate-Fund has been established to assist with the refinance of an existing loan from another lender and to finance the proposed development of a residential apartment complex at 281 Barkers Road, Kew VIC 3101. The Borrower has achieved three qualifying pre-sales, equating to a debt cover of approximately 50.21% (including GST). A condition of the loan is to achieve \$5.5 million (including GST) of qualifying pre-sales within 12 months of the loan commencement, which is expected to equate to a corresponding residual loan to value ratio of 29%. At the conclusion of the loan term if there is an amount outstanding the Borrower is expected to apply for refinance with us or another lender.

### 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

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](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.