


Australian Unity **Select Income Fund**

Paddington, NSW	Syndicate No: 555
 <p>No image available</p>	Interest Rate (Net PA)
	8.00%*
	Loan to Value Ratio (LVR)
	65.70%*
	Start Date
	December 2019
	Investment Term
	December 2019 - June 2021*
	Property Type
	Residential Construction

Summary

Comprising two separate residences, this sprawling double block offers an idyllic setting within a tightly held cul-de-sac alongside Trumper Park. The adjoining properties are located within the established suburb of Paddington, just 4km east of Sydney CBD and in close proximity to the services, facilities and amenities of the Oxford Street retail precinct.

Designed by leading architects Zoltan Kovacs Architect, this development will convert the Sutherland Avenue warehouse into a unique three-bedroom, four-bathroom home with a secure double garage and alfresco terrace. The Harris Street dwelling will be adapted to a four-bedroom, four-bathroom terrace residence with a secure single car port with automated gate and veranda.

Both residences will reflect high-quality contemporary design and will likely incorporate polished timber, natural stone benchtops, premium wool carpets and high-end appliances. Each residence will also feature a video security intercom, alarm systems, ducted reverse cycle air conditioning along with home automation and extensive custom joinery.

This syndicate loan has been established to assist with the refinance of an existing loan from another lender and to finance the renovation and refurbishment of existing residences located at 14 Sutherland Avenue and 49 Harris Street, Paddington. The loan to value ratio of 65.70% has been calculated using the valuation completed by Pontons Valuations dated 9 October 2019 of \$11,400,000 free of GST. A loan term of 18 months is required in order for the borrower to engage a contract builder and finalise construction documentation.

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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.