

## Australian Unity **Select Income Fund**



Artist's impression of the property at 66 Kirkland Av, Coorparoo QLD

**Syndicate No: 558**

**Interest Rate (Net PA)**

13.80%\*

**Loan to Value Ratio (LVR)**

69.70%\*

**Start Date**

February 2020

**Investment Term**

February 2020 - February 2021\*

**Property Type**

Residential Construction

### Summary

Coorparoo is close to the centre of Brisbane - approximately 4 kms south-east of the Brisbane CBD providing an easy commute, and is generally characterised by a mix of established single dwellings and modern multi-unit residential complexes along tree-lined streets.

At the heart of the suburb is Coorparoo Square, offering shopping, dining and entertainment with a supermarket, speciality retailers and a 10-screen cinema. The suburb is well-served by public transport, with tram routes to the centre of Brisbane, an overground train station and development underway for a bus station. It also offers a number of public and private schools with six major schools in the area – both primary and secondary – as well as several child care centres.

This development will consist of a two-level residential complex, comprising 8 two-bedroom apartments with car parking and one three-level townhouse with a double garage.

This Syndicate-Fund will refinance an existing land debt facility and finance the new residential development. Full details are available on request in the Supplementary Product Disclosure Statement (SPDS).

### 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.