

Australian Unity **Select Income Fund**

Five Dock, NSW



Syndicate No: 565

Interest Rate (Net PA)

8.00%*

Loan to Value Ratio (LVR)

56.48%*

Start Date

April 2020

Investment Term

April 2020 - March 2021*

Property Type

Residential Construction

Summary

The property at 146-148 Great North Road is situated in the suburb of Five Dock, approximately 10 kilometres west from Sydney's CBD.

The suburb is predominantly residential and is well serviced with amenities close by. The Five Dock main shopping precinct is situated approximately 50 metres away along Great North Road and includes cafes, banks and a Coles supermarket. The location has good access to public transport with bus services nearby together with Croydon Railway station located 3 kilometres to the South. Nearby schools include Five Dock Public School, Domremy Catholic College and All Hallows Catholic Primary School. The area incorporates a number of recreational facilities including Barnwell Park golf course, Timbrell Park, Five Dock Park and Halliday Park.

The funding is for the development of a four storey mixed-use building comprising 21 units and 3 ground level retail shops above a basement. The complex will contain 6 x one bedroom units, 1 x one bedroom plus study unit, 13 x two bedroom units and 1 x three bedroom unit.

The Borrower has requested no pre-sales resulting in a loan to valuation ratio covenant limited to 54.98 percent.

Contact Details

W <http://www.australianunity.com.au/wealth/sif>
E investments@australianunity.com.au

Investor services
T 13 29 39

Adviser services
T 1800 649 033

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, 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.