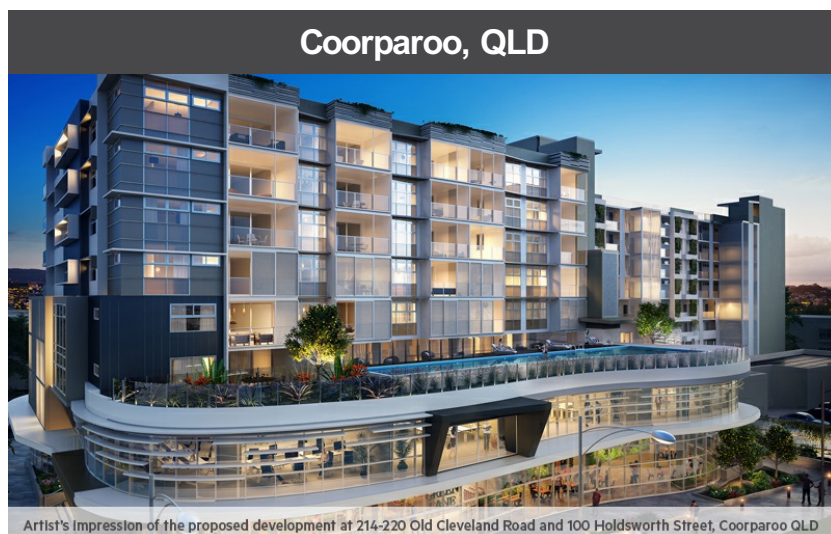


Australian Unity **Select Income Fund**



Syndicate No: 567

Interest Rate (Net PA)

8.30%*

Loan to Value Ratio (LVR)

55.36%*

Start Date

April 2020

Investment Term

April 2020 - January 2022*

Property Type

Residential Construction

Summary

The proposed development is located within the suburb of Coorparoo, Queensland, approximately four kilometres south-east of Brisbane's Central Business District.

Located one kilometre from Coorparoo train station, serviced by the Cleveland line, the development is located within walking distance of several amenities including Woolworths, Coles, Australia Post and a local pharmacy.

Coorparoo is the home of Coorparoo Cricket Club and the Eastern Suburbs District Rugby League Football Club. In addition to this, the suburb has two state schools and four Catholic schools, along with several parks containing a variety of playground and picnic amenities, as well as a skate park, netball facility and bowls club. Coorparoo is also home to several heritage listed buildings including, but not limited to, Coorparoo School of Arts and RSL Memorial Hall, Queen Alexandra Home and Coorparoo State School.

The proposal for the site is a mixed-use development that will provide 101 one, two, three and four bedroom residential units along with four ground level retail units totalling 1,206 square metres and a first level commercial area of 1,541 square metres.

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.