


Australian Unity **Select Income Fund**

<p>Brunswick, VIC</p>	<p>Syndicate No: 570</p>
	<p>Interest Rate (Net PA) 8.00%*</p>
	<p>Loan to Value Ratio (LVR) 66.90%*</p>
	<p>Start Date June 2020</p>
	<p>Investment Term June 2020 - August 2021*</p>
<p>Artist's impression of the property at 29 Sydney Road, Brunswick, VIC</p>	<p>Property Type Residential Construction</p>

Summary

The proposed development is located within the suburb of Brunswick, Victoria, approximately four kilometres north of Melbourne's Central Business District.

Located 400 metres from Jewell railway station, serviced by the Upfield line, the development is located within walking distance of several amenities, the majority of which can be found in Barkly Square shopping centre, which is less than 200 metres from the development.

Brunswick is the home of two soccer clubs, two cricket clubs and three Australian Rules football clubs. In addition to this, the suburb has a strong mixture of state and private primary and secondary schools (including Catholic schools), along with various places of worship covering Christian denominations including Anglican, Serbian Orthodox, Greek Orthodox, Roman Catholic, Baptist and Uniting Church. Brunswick is also home to Brunswick City Baths, several social service agencies and multiple recreational areas that almost combine into a single space: the Alex Gillon Oval, Raeburn Reserve, Brunswick Park, Clifton Park and Gilpin Park. RMIT University also has a campus, focusing on Textiles and Printing, on Dawson Street.

The proposal for the site is a mixed-use 6-level building over a 2-level basement car park containing 31 apartments, a licensed café/restaurant and pub on the ground floor and first floor commercial office. The apartment mix will comprise one, two and three bedroom units, with a mixture of on-site parking availability options for all but four units.

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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.