


Australian Unity **Select Income Fund**

 <p>Artist's impression of the planned development of 98 River Terrace, Kangaroo Point QLD 4169</p>	Kangaroo Point, QLD	Syndicate No: 573
	Interest Rate (Net PA)	8.25%*
	Loan to Value Ratio (LVR)	65.47%*
	Start Date	July 2020
	Investment Term	July 2020 - November 2020*
	Property Type	Residential Construction

Summary

The property at 98 River Terrace is situated in the inner suburb of Kangaroo Point, located within one kilometre radius and directly east across the Brisbane River from Brisbane's CBD. The property is situated within close proximity to all necessary amenities including retail, education, child care, public transport, sporting amenities and parks.

Comprising of 10 three bedroom units over five levels, with the units configured two per level. Basement car parking will be available and five units will be provided with direct River Terrace frontage. One of the units will include a large private rooftop terrace with views of the Brisbane River and the city. In addition there will be a communal recreational roof terrace providing barbecue and dining areas.

This Syndicate-Fund is to refinance Syndicate-Fund 527.

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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

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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.