

Australian Unity **Select Income Fund**

Riverstone, NSW	Syndicate No: 588
 <p>Artists impression of the planned development at 128-132 Railway Terrace, Riverstone, NSW</p>	Interest Rate (Net PA)
	8.45%*
	Loan to Value Ratio (LVR)
	63.18%*
	Start Date
	March 2021
	Investment Term
	March 2021 - December 2022*
	Property Type
	Residential Construction

Summary

The proposed development will consist of 121 multi-dwelling townhouses in Riverstone, a rural residential suburb located 48 kilometres north west of the Sydney CBD.

Riverstone is positioned within the Blacktown City Council and has a rich history as one of Australia's oldest towns and was originally settled back in 1803 as a government stock farm. Today, the area is set to become a thriving hub and falls within the Riverstone Precinct of the North Western Sydney Growth Corridor—a NSW Government strategy to develop new homes and essential infrastructure, including new schools and upgrades to major roads to meet community needs.

The proposed development is well positioned to local amenities including the Riverstone Railway Station (1.3km), Woolworths Schofields Precinct (2km), the M7 motorway (10km) and the Norwest Business Park (15kms).

The purpose of the Syndicate-Fund is to assist with the refinance of an existing land debt facility; and subdivision of 128-132 Railway Terrace, Riverstone, NSW to create three super lots consisting of two residential lots and one public road lot; and the construction of a 121 multi-dwelling housing development consisting of 101 two-storey townhouses in Lot 1 and 20 two-storey townhouses in Lot 2.

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

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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.