


Australian Unity **Select Income Fund**

South Melbourne, VIC	Syndicate No: 610
 <p>An artist impression of the Proposed development at 305 & 307 - 309 Clarendon Street, South Melbourne, VIC 3205</p>	Interest Rate (Net PA) 9.50%*
	Loan to Value Ratio (LVR) 59.59%*
	Start Date September 2021
	Investment Term September 2021 - October 2023*
	Property Type Commercial Construction

Summary

The property is located on the north-eastern corner of the intersection of Clarendon Street and Bank Street within the inner-city fringe suburb of South Melbourne, one kilometre south of the Melbourne CBD at 305 & 307-309 Clarendon Street, South Melbourne, VIC 3205. The property is within close proximity to a number of major arterial roadways including Kings Way and the West Gate Freeway. There are tram services accessible from Clarendon Street which provide access to the Melbourne CBD.

The property benefits from close proximity to local retail amenity, including the Clarendon Centre which is anchored by a Coles Supermarket and the South Melbourne Market, and South Melbourne Central which is anchored by a Woolworths Supermarket and Aldi, less than 500 metres north-west.

There are a number of primary, secondary, and tertiary education facilities (South Melbourne Primary School and The MacRobertson Girls High School) within a five-kilometre radius of the property. The Alfred Hospital is located four kilometres to the south east. There are a number of parks within a five-kilometre including the Royal Botanic Gardens and Albert Park.

The design objective is to protect the distinctive heritage qualities of this Victoria era shopping strip and ensure the development complements the scale of heritage buildings in the area with a quality level of fittings and finishes and workmanship throughout.

The purpose of the Syndicate-Fund is to assist with the construction of a seven-storey commercial office building with a net lettable area of 2,037sqm and one level of basement car parking (11 stacker car parking bays) at the property. Upon completion of the construction the Borrower intends to retain the property for investment purposes.

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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.