

## Australian Unity **Select Income Fund**

Cremorne, VIC	Syndicate No: 649
	Interest Rate (Net PA)
	8.90%*
	Loan to Value Ratio (LVR)
	64.88%*
	Start Date
	December 2022
	Investment Term
	December 2022 - June 2024*
	Property Type
	Commercial Construction

Artist impression of the completed development at 4-6 Cubitt Street & 13 Dover Street Cremorne VIC 3121

### Summary

The proposed development is in Cremorne within the main commercial precinct of Cremorne and Richmond and is 2.5 kilometres south-east from the Melbourne CBD (by road). The development is positioned to the western corner of Stephenson and Cubitt Street with additional frontage to Dover Street and is near the main route of Swan Street, which runs east to west and borders Cremorne and Richmond.

Cremorne is largely a mixed-use suburb, with a blend of commercial and light industrial development, low to medium density residential and retail amenity. Within the developments surroundings are a mixture of low-to-medium rise commercial and retail developments. Broader surrounding developments predominately comprises low and medium density residential housing of varying eras and quality. Richmond Primary School, Melbourne High School and Melbourne Girls' Grammar School - an Anglican School are education facilities in the area.

The purpose of the Syndicate-Fund is to assist with the refinance of land facility from another financier for the proposed development located at 4-6 Cubitt Street & 13 Dover Street Cremorne VIC 3121 followed by construction of the proposed development. The development consists of a ten-level mixed use development of eight offices, a lobby and communal gym/yoga area, ground level retail, a rooftop terrace and three levels of basement carpark.

### Contact Details

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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](http://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.