

Australian Unity **Select Income Fund**

Lilydale, VIC	Syndicate No: 651
	Interest Rate (Net PA)
	13.85%*
	Loan to Value Ratio (LVR)
	70.00%*
	Start Date
	January 2023
	Investment Term
	January 2023 - June 2023*
	Property Type
	Residential Construction

Summary

The proposed development comprises an irregular shaped site located in Lilydale, 32 kilometres north-east of the Melbourne CBD. It's located 250 metres west of the Main Street retail strip anchored by a Coles Supermarket and various specialty and food and beverage retailers. The marketplace is located 900 metres to the southeast and is anchored by Woolworths and Aldi supermarkets. The area is characterised by low-density residential housing interspersed with medium-density townhouse developments.

Several educational institutions are within a one-kilometre radius, including Lilydale West Primary School, Lilydale Primary School, and Lilydale High School. Recreational facilities within 1.5 kilometres include Old Pound Reserve, Nelson Road Reserve, Poyner Reserve, Lilydale Football Club and Lilydale Outdoor Pool. Public transport services are available via bus services operating along Maroondah Highway, which is 200 metres to the east of the proposed development. Lilydale Station is situated 650 metres to the east.

The purpose of the Syndicate Fund is to refinance and increase the existing loan facility (Syndicate-Fund 618). Syndicate-Fund 618 was to assist with the refinance of an existing land debt facility from another financier and to finance the development of 16 double-storey townhouses at 25 Albert Hill Road, Lilydale VIC 3140 (Security Property).

The new loan facility (Syndicate-Fund 651) is required to cover increased construction costs caused by the COVID-19 pandemic regarding the supply of building materials and the shortage of trade resources (refer to 'Status of development' below).

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Existing investors contact us to request a Supplementary Product Disclosure Statement of this investment.

Important information

This investment product is issued by Australian Unity Funds Management Limited ABN 60 071 497 115, AFS Licence No 234454. This information does not take into account the financial objectives, situation or needs of any particular investor.

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.