

## Australian Unity **Select Income Fund**

Rose Bay, NSW	Syndicate No: 653
	<b>Interest Rate (Net PA)</b>
	9.10%*
	<b>Loan to Value Ratio (LVR)</b>
	67.43%*
	<b>Start Date</b>
	February 2023
	<b>Investment Term</b>
	February 2023 - November 2024*
	<b>Property Type</b>
	Residential Construction

Artist impression of the completed development at 30-32 Newcastle St, Rose Bay, NSW 2029.

### Summary

The proposed development is located on the eastern side of Newcastle Street, Rose Bay, New South Wales. Rose Bay is a relatively affluent, predominantly residential suburb located in the eastern suburbs of Sydney, nine kilometres from the Sydney CBD.

The surrounding development comprises a variety of one and two-storey residential dwellings of various ages and architectural style together with buildings of residential flats. Local shopping facilities are located 250 metres away at the Rose Bay Village and include a Woolworths and IGA supermarket. The regional Westfield Bondi Junction Shopping Centre is three kilometres away. It's 600-metre walk to the Rose Bay waterfront, which includes the Rose Bay Wharf, Woollahra Sailing Club and Lyne Park. Bondi Beach is located two kilometres away.

The purpose of the Syndicate-Fund is to refinance and increase the existing loan facility (Syndicate-Fund 612). Syndicate-Fund 612 was to assist with purchasing the property and constructing 10 seniors living units above a basement carpark at 30-32 Newcastle St, Rose Bay. The new loan facility (Syndicate-Fund 653) is required to cover the increased costs for the construction delays due to significant inclement weather, redesign changes, and the appointment of a new build after the original builder went into administration.

### 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.