

Australian Unity **Select Income Fund**

Fitzroy, VIC	Syndicate No: 655
	Interest Rate (Net PA) 9.00%*
	Loan to Value Ratio (LVR) 69.99%*
	Start Date March 2023
	Investment Term March 2023 - December 2024*
	Property Type Residential Construction
Artist impression of the completed development at 25 Smith Street Fitzroy VIC 3065	

Summary

The proposed development is one kilometre east of the Melbourne CBD in. A retail amenity is provided via the Smith and Gertrude Streets retail strips within 150 Metres from the proposed development. The site is within two kilometres of primary, secondary and tertiary educational and recreational facilities. Fitzroy is a lively suburb with a bohemian reputation. Fitzroy's eclectic bars and restaurants are popular with students, weekenders, and young professionals. Street art covers the narrow backstreets, where small galleries sit alongside corner pubs and terrace houses. Brunswick Street is a trendy retail and nightlife strip, while Gertrude Street is known for its design and art-supply stores, wine bars and buzzy eateries.

The proposed development is in the suburb of Fitzroy and comprises of 820spm of land that has three street frontages over a certificate of title.

The building will be demolished once the current tenant has vacated the property and the Borrower has finalised the building contract.

The purpose of the Syndicate -Fund is to assist with the refinance of the Syndicate-Fund 639.

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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, 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.