


## Australian Unity **Select Income Fund**

Alexandria, NSW	Syndicate No: 657
	Interest Rate (Net PA)
	9.10%*
	Loan to Value Ratio (LVR)
	58.42%*
	Start Date
	February 2023
	Investment Term
	February 2023 - December 2024*
	Property Type
	Residential Construction

### Summary

The proposed development is located on the northern side of Belmont Street, Alexandria, a cul-de-sac street, around five kilometres south of the Sydney CBD. Historically, Alexandria was an industrial suburb with scattered residential terrace housing. However, in more recent years the suburb has been transformed into a mixed-use suburb providing a variety of low to medium-density housing with scattered light industrial premises.

Surrounding the development are older residential terraces and a mix of low older style attached and detached residential dwellings, more modern residential units and townhouse complexes, and older-style warehouse buildings. Retail facilities including Woolworths, specialty shops, cafes and food outlets are located approximately 300m away. The regional Marrickville Metro Shopping Centre is located about three kilometres away.

Erskineville and Green Square Train Stations are both located within 1.4 kilometres and Buses run along nearby Mitchell Rd to Redfern Train Station and the CBD, as well as the Marrickville Metro Shopping Centre.

#### Status of development

The development comprises an irregular shaped development site of 1,865.3sqm with a vacant older style warehouse building and land used for carparking.

The proposed development comprises the partial demolition of the warehouse building whilst retaining some of the industrial building elements including the front façade. The proposed development comprises a four-storey residential complex, comprising 23 dwellings over a single level basement.

The dwellings will consist of 4 two-bedroom apartments, 15 three-bedroom apartments, and 4 three-bedroom townhouses. The site benefits from development approval issued by City of Sydney Council.

### 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.