

Australian Unity **Select Income Fund**

Coogee, NSW	Syndicate No: 658
	Interest Rate (Net PA)
	9.20%*
	Loan to Value Ratio (LVR)
	65.00%*
	Start Date
	March 2023
	Investment Term
	March 2023 - January 2025*
	Property Type
	Residential Construction

Artist impression of the completed development at 201-207 Carrington Road, Coogee NSW 2034

Summary

The proposed development is located in Coogee which is a predominantly residential suburb situated approximately 8 kilometres south-east of the Sydney CBD. The development is within the City of Randwick Local Government Area. The surrounding development includes older-style retail and mixed-use development together with residential apartment buildings varying in age. Retail amenities are located approximately 800m away at the Randwick retail strip while the Westfield Bondi Junction is about three kilometres away. There is a bus stop 80m from the site and light rail starts at the Randwick retail strip and travels to the Sydney CBD. Coogee Beach is approximately one kilometre away.

The purpose of the Syndicate-Fund is to assist with the acquisition of 201-207 Carrington Road, Coogee, NSW followed by the construction of the proposed development. The proposed development consists of a three-level development of 20 residential apartments with basement-level car parking. The apartments will consist of one, two and three-bedroom accommodation, each offering living areas in the range of 50 - 113 sqm (average 82 sqm), each complimented by private open space in the form of either a courtyard, balcony or terrace ranging between 10 and 205 sqm.

The property comprises a regular shaped development site, 2,251 sqm in size, situated on the eastern side of Carrington Road. The Security Property currently comprises three older-style residential dwellings and an older-style residential apartment building.

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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.