

## Australian Unity **Select Income Fund**

Newport, NSW	Syndicate No: 660
	<b>Interest Rate (Net PA)</b>
	9.20%*
	<b>Loan to Value Ratio (LVR)</b>
	65.00%*
	<b>Start Date</b>
	April 2023
	<b>Investment Term</b>
	April 2023 - March 2025*
	<b>Property Type</b>
	Residential Construction

### Summary

The proposed development is located in Newport which is mostly a residential suburb situated approximately 26 kilometres north-east of the Sydney CBD. The development is within the Northern Beaches Local Government Area. The surrounding developments are low-density residential dwellings with residential apartment buildings varying in age.

Retail amenities are located approximately 500m away at the Barrenjoey Road retail strip while the Warriewood Square Shopping Centre is located about seven kilometres away. There is a bus stop 500m away with regular bus services running from the Newport retail strip along the Northern Beaches and to the Sydney CBD.

The development comprises a regular shaped development site, 1,669 sqm in size, situated on the south-east side of Ocean Avenue. The development currently has three older-style residential dwellings which are in average condition.

The purpose of the Syndicate-Fund is to assist with the acquisition of 11-17 Ocean Avenue, Newport, NSW followed by the construction of the proposed development.

The proposed development consists of a three-level development of nine residential apartments with Basement-level car parking. The apartments are all three-bedroom accommodation, each offering living areas in the range of 140 - 147 sqm (average 142 sqm), each complimented by private open space in the form of either a balcony or terrace ranging between 12 - 264 sqm.

### 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.