

## Australian Unity **Select Income Fund**

	<b>Syndicate No: 662</b>
	<b>Interest Rate (Net PA)</b> 8.60%*
	<b>Loan to Value Ratio (LVR)</b> 65.00%*
	<b>Start Date</b> October 2023
	<b>Investment Term</b> October 2023 - March 2024*
	<b>Property Type</b> Land

### Summary

The proposed development is in the suburb of Brighton East which is approximately 13 kilometres south-east of the Melbourne CBD. There are retail amenities located around the Bay Street retail strip located about one kilometre from the development. In addition, the proposed development is within two kilometres of primary schools including St Finbar's (Catholic), Brighton Primary School, and St Leonard's College. Secondary schools in the area include Brighton Secondary College, St Leonard's College and Haileybury College.

The purpose of the Syndicate-Fund is to assist with the refinance of Syndicate-Fund 638 and to provide the Borrower time to prepare 68-76 Union Street and 26 Miliara Grove, Brighton East, VIC 3187 ('Security Property') for redevelopment, including but not limited to obtaining pre-sales, site preparation and finalisation of drawings and builder tenders.

#### Status of development

As of 24 May 2023, the development is vacant cleared land with some small trees scattered throughout. The proposed development was previously occupied by the Benetas Humingham Age Care facility which was decommissioned and demolished in October 2016.

### Contact Details

**W** <http://www.australianunity.com.au/wealth/sif>  
**E** [investments@australianunity.com.au](mailto:investments@australianunity.com.au)

**Investor services**  
**T** 13 29 39

**Adviser services**  
**T** 1800 649 033

**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

This investment product is issued by Australian Unity Funds Management Limited ABN 60 071 497 115, AFS Licence No 234454. This information does not take into account the financial objectives, situation or needs of any particular investor.

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.