

## Australian Unity **Select Income Fund**

 <p>Artist impression of the completed development 'Avoca' at 24, 24A and 24B Avondale Road, Avondale NSW.</p>	<b>Avondale, NSW</b>
	<b>Syndicate No: 669</b>
	<b>Interest Rate (Net PA)</b>
	9.75%*
	<b>Loan to Value Ratio (LVR)</b>
	67.38%*
	<b>Start Date</b>
	March 2024
	<b>Investment Term</b>
	March 2024 - November 2024*
	<b>Property Type</b>
	Residential

### Summary

The Property is located in Avondale, a predominantly residential suburb located approximately 102 radial kilometres south-west of Sydney and 14 kilometres south-west of the Wollongong CBD.

Avondale is located on the southwestern edge of the regional town Dapto. Dapto Railway Station and Dapto Mall are within a 2.5-kilometer radius. Dapto Mall tenants include Coles, Woolworths, Big W, major banks and other associated retail. The surrounding development includes rural/residential lots, established detached residential homes and new townhouse and villa developments

The development comprises 85 x three-bedroom townhouses and 7 x four-bedroom townhouses.

The purpose of the Syndicate Fund is to refinance and increase the existing loan facility (Syndicate– Fund 640) to assist with the development of 92 townhouses with associated infrastructure including an internal private road network, a communal open space and landscaping at 24, 24A and 24B Avondale Road, Avondale, NSW 2530.

### 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.