


Australian Unity **Select Income Fund**

Jordan Springs, NSW	Syndicate No: 670
	Interest Rate (Net PA)
	9.00%*
	Loan to Value Ratio (LVR)
	66.93%*
	Start Date
	October 2023
	Investment Term
	October 2023 - May 2024*
	Property Type
	Residential Construction

Art impression of the complete development site at 76-94 Lakeside Parade, Jordan Springs, NSW.

Summary

The property is located on the northern side of Lakeside Parade, Jordan Springs, a predominantly residential suburb located 47 kilometres north west of the Sydney CBD and 6 kilometres east of Penrith. The property comprises a regular shaped development site and is 4,460 sqm in size. The development will comprise 9 x one bedroom, one-bathroom units, 65 x two-bedroom, two-bathroom units and 10 x three-bedroom, two-bathroom units. Surrounding development comprises predominantly low-density and high-density residential development together with commercial and retail tenancies.

Retail amenities such as Jordan Springs Shopping Centre, which includes a Woolworths Supermarket, is 400 metres away, and Westfield Penrith is within seven kilometres. Transport amenities including Kingswood train station is within five kilometres and Penrith train station is within seven kilometres. A bus service runs from the Jordan Springs Shopping Centre to Penrith train station.

Several education facilities are located in proximity, including Jordan Springs Public School, which is 500 metres away, and Western Sydney University campus and a TAFE are located nearby in Kingswood. The Security Property benefits from access to the M4 motorway which is eight kilometres away.

The purpose of the Syndicate-Fund is to refinance the existing loan facility (Syndicate-Fund 642) to assist with the development of 2 four-storey buildings comprising 84 residential units above a two-level basement car park at 76-94 Lakeside Pde, Jordan Springs, NSW ('Security Property').

Contact Details

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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.