

## Australian Unity **Select Income Fund**

Bulimba, QLD	Syndicate No: 672
	<b>Interest Rate (Net PA)</b>
	14.25%*
	<b>Loan to Value Ratio (LVR)</b>
	65.00%*
	<b>Start Date</b>
	September 2023
	<b>Investment Term</b>
	September 2023 - March 2024*
	<b>Property Type</b>
	Commercial Land

Artist impression of the completed development at 187 – 193 Oxford Street, Bulimba QLD 4171

### Summary

The proposed development is in Bulimba. A residential suburb approximately 8.3 kilometres by road east of the Brisbane CBD. Oxford Street is a local road carrying a single lane of traffic in each direction between the intersection of Lytton Road and the Bulimba Ferry Terminal of the Brisbane River.

The surrounding area has established retail and commercial buildings along Oxford Street, Hawthorne Road, and Riding Road. A standalone shopping centre featuring a Woolworths along with other amenities such as cafes, restaurants, and boutique fashion retail stores is located approximately 350 metres west of the Security Property along Oxford Street. Residential dwellings and unit complexes of various sizes are established beyond these retail amenities.

Access to the proposed development is easy and direct via public and private modes of transport with the Morningside train station around 2.8 kilometres away, multiple bus stops along Oxford Street, and the Bulimba Ferry Terminal around 850 metres away. More comprehensive retail amenity is available via Northland Shopping Centre, approximately five kilometres north of the development.

The purpose of the Syndicate-Fund is to assist with the refinance of the existing debt facility, and to provide the Borrower time to finalise requirements for the proposed construction of a three-level mixed-use development at 187 – 193 Oxford Street, Bulimba QLD 4171.

#### Status of development

The development comprises a regular shaped 3,081sqm corner holding with frontage to Oxford Street, Jamieson Street and Cambridge Street. 187 Oxford Street is improved with an older style medium density apartment building comprising nine units. 189-191 Oxford Street is improved with a modern two-level mixed-use building which provides ground floor retail accommodation and first floor commercial accommodation with basement car parking. 193 Oxford Street is improved with a converted, part two-level residential building which provides ground floor retail accommodation and open parking at the rear.

### 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.

