


Australian Unity **Select Income Fund**

Bondi Junction, NSW	Syndicate No: 674
	Interest Rate (Net PA)
	9.20%*
	Loan to Value Ratio (LVR)
	59.73%*
	Start Date
	September 2023
	Investment Term
	September 2023 - May 2025*
	Property Type
	Mixed Use Construction

Summary

The proposed development consists of a regular shaped corner site located in Bondi Junction. It's approximately 5 kilometres south-east of the Sydney CBD. Westfield Bondi Junction is approximately 50 metres to the north of the development and has retailers including David Jones, Myer, Kmart, Coles, Woolworths, and over 300 specialty stores. Bondi Junction bus and rail interchange is approximately 300 metres away and public buses run along nearby Bronte Rd.

Bondi Junction is a mixed-use precinct which is characterised by a mix of accommodation styles including attached "Victorian Era" strip building incorporating ground floor retail space and upper level residential or commercial accommodation, interspersed with medium and high rise mixed-use developments incorporating lower level retail and upper level residential or commercial accommodation, established food and beverage operators, licensed venues, medical centres and hotels and serviced apartments.

The development is a mixed-use retail/commercial building incorporating ground floor retail space, seven upper levels of boutique office space, two basement levels of parking for 34 vehicles, end of trip facilities and a common rooftop terrace. The development includes a mixed zone development site over three adjoining allotments located at 86-88 Ebley Street, 90-94 Ebley Street, and 13-17 Gray Street, Bondi Junction. The site has a combined area of 951 square metre.

The purpose of the Syndicate-Fund is to assist with the refinance of the existing mortgage over 86-94 Ebley St and 13-17 Gray St, Bondi Junction, NSW 2022 ('Security Property'), and the construction of a mixed-use retail/commercial building incorporating ground floor retail space, seven upper levels of boutique office space, two basement levels of parking for 34 vehicles, end of trip facilities and a

common rooftop terrace.

Contact Details

W <http://www.australianunity.com.au/wealth/sif>
E investments@australianunity.com.au

Investor services
T 13 29 39

Adviser services
T 1800 649 033

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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.