

Australian Unity **Select Income Fund**



Syndicate No: 677

Interest Rate (Net PA)

8.80%*

Loan to Value Ratio (LVR)

65.00%*

Start Date

November 2023

Investment Term

November 2023 - October 2024*

Property Type

Land

Summary

The proposed development is located within Geelong, approximately 75 kilometres west of Melbourne CBD. The development is situated on the southwestern corner of Gheringhap Street and Bayley Street. Surrounding the proposed development is a mixture of low to medium-rise commercial buildings, retail and lifestyle amenity and organisations such as Worksafe Victoria's Head Office, Deakin University, NDIS and Geelong City Council.

Education facilities close to the development include Matthew Flinders Girls Secondary College, St Mary's Primary School and St John's Lutheran School. Public transport, including bus and rail, is available at Geelong Railway Station, located approximately 150 metres to the west. Several bus routes operate along the surrounding streets. The Princes Highway is approximately 500 metres west of the site, which provides accessibility to the surrounding suburbs and the Princes Freeway.

The purpose of the Syndicate-Fund is to refinance an existing Syndicate-Fund (number 647), and to provide the Borrower time to finalise documentation and obtain pre-leases for the proposed development of a 13-storey office, café, gym, co-working accommodation and a rooftop bar at the property located at 12-18 Bayley Street & 16 Gheringhap Street, Geelong VIC 3220 (Security Property).

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

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, 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.