

Australian Unity **Select Income Fund**



South Yarra, VIC

Syndicate No: 680

Interest Rate (Net PA)

8.75%*

Loan to Value Ratio (LVR)

65.00%*

Start Date

December 2023

Investment Term

December 2023 - August 2024*

Property Type

Land

Summary

The proposed development is in South Yarra and is approximately 6 kilometres south-east of the Melbourne CBD. The purpose of the development is to assist with the refinancing of the existing loan facility with a third-party lender, secured against the property located at 41-53 Walsh Street, South Yarra VIC 3141 and to provide the Borrower time to finalise documentation for a future development.

The development comprises a broadly regular shaped site situated on the western side of Walsh Street, within the prestigious 'Domain Precinct' of South Yarra located approximately 6 kilometres southeast of the Melbourne CBD.

Erected on the development are two three-storey 1960's apartment blocks consisting of 24 individual 1-bedroom units with rear external parking. The development comprises a total of 48 certificates of title, with 24 being for individual apartments and the remaining 24 being individual car park titles. The Borrower has acquired the entirety of the lots in the plan of subdivision, and is in a position to consolidate the entirety of the land, including the common property, and then re-subdivide the entire land area of 1,502sqm.

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

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, 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.