

## Australian Unity **Select Income Fund**

<b>Asquith, NSW</b>	<b>Syndicate No: 683</b>
	<b>Interest Rate (Net PA)</b> 9.25%*
	<b>Loan to Value Ratio (LVR)</b> 65.87%*
	<b>Start Date</b> April 2024
	<b>Investment Term</b> April 2024 - September 2024*
	<b>Property Type</b> Residential Construction

### Summary

The Proposed Development is located in Asquith, a predominantly residential suburb in Sydney's Upper North Shore which is located approximately 26 kilometres north-west of the Sydney CBD. The surrounding development comprises a mix of detached and semi-detached houses of varying vintages, and modern medium rise residential flat buildings.

Asquith train station and the Asquith retail strip, which includes a Coles supermarket, are located about 300 metres away. Westfield Hornsby is located within 2.5 kilometres while the Hornsby Hospital is approximately three kilometres away.

Education facilities are located in close proximity, including St Patrick's School, Asquith Girls High School, Asquith Public School, Asquith Boys High School, Hornsby North Public School, Mount Colah Public School and Hornsby Heights Public School. The development comprises of 27 residential units above a two-level basement car park

### 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](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.