



## FOR INVESTMENT

AUSTRALIAN UNITY SELECT INCOME FUND Syndicate No. 525

Cremorne | VIC



Interest Rate (Net PA)

7.60%\*

Loan to Value Ratio (LVR)

60.00%\*

Repayment Date

June 2019

Investment Term

9 Months

Property Type

Residential

### SUMMARY

The property at 11-13 Pearson Street is situated in the suburb of Cremorne, an established inner suburb of Melbourne located approximately 2 kilometres south-east from the CBD. The location is very central, close to a full range of services whilst being very well serviced by an extensive road and public transport network. The property benefits from its proximity to the Swan Street retail precinct, Richmond and East Richmond Railway Stations along with the Melbourne Cricket Ground and the Melbourne CBD.

Cremorne is a predominantly commercial and residential location with many of the surrounding properties having undergone gentrification over the past 5 to 10 years from former industrial land uses. The property has two street frontages and has recently been issued with a planning permit allowing for development of the land for the construction of a mixed use building.

The client is proposing to use the loan term in order to attend to preparation of construction documentation, commencement of marketing and achievement of a sufficient number of presales, which shall allow the client to refinance the loan facility via a suitable construction facility.

### CONTACT

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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.