



## FOR INVESTMENT

AUSTRALIAN UNITY SELECT INCOME FUND Syndicate No. 489

Clifton Hill | VIC



Interest Rate (Net PA)

7.25%\*

Loan to Value Ratio (LVR)

62.34%\*

Start Date

May 2017

Investment Term

May 2017 – Nov 2018\*

Property Type

Mixed Use - Construction

### SUMMARY

The property is located in Clifton Hill, VIC, approximately 2.5 kilometres north east of the Melbourne CBD.

The site is located close to local cafes, restaurants and retail shops along the attractive local shopping strip on Queens Parade, bordering Fitzroy North. Easy access to public transport is available with tram and bus services running along Queens Parade, and a short 400 metre walk to the Clifton Hill Train Station. The property is also conveniently located to several recreational facilities such as Darling Gardens, Mayors Park and Merri Creek.

The property is an irregular shaped development site which provides a frontage of 17.53 metres to the south side of Queens Parade, and a second frontage of 14.51 metres to the west side of Gold Street. The site has been cleared of all improvements.

The property has received a Planning Permit from the City of Yarra, to develop a four level building. The development comprising of three café premises on the ground floor with frontages to Queens Parade, in addition to 15 upper floor apartments. The apartment mix will include 8 x 1 bedroom apartments and 7 x 2 bedroom apartments. Car parking is provided within car stackers for 14 cars.

As at April 2017, 13 pre-sales have been achieved, consisting of 10 residential apartments and all three retail tenancies, totalling \$9,573,000 (GST exclusive) and representing circa 131% debt coverage of the loan facility.

### CONTACT

Investor Services

Tel. 13 29 39

Adviser Services

Tel. 1800 649 033

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

E <mailto:investments@australianunity.com.au>

**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.