

14 March 2017

US Masters Residential Property Fund (Fund)

ASX Code: URF

Investment and NTA Update – 28 February 2017

NTA update

The estimated unaudited net tangible asset before withholding tax on unpaid distributions as at 28 February 2017 was \$1.77* per unit.

If estimated tax at 35% on unrealised portfolio gains or losses were recognised, the estimated unaudited post-tax net asset value before withholding tax on unpaid distributions as at 28 February 2017 would be \$1.54 per unit.

The Fund is a long-term investor and does not intend to dispose of its total portfolio, though as part of its ongoing capital management program it will from time to time dispose select properties and generally reinvest the proceeds into the target market.

Property Portfolio Update

During the month, the Fund acquired seven properties for a total acquisition cost of US\$1.6 million. Please find detailed descriptions of each property on the following pages.

*Source: Walsh & Company Investments Limited – the historical performance is not a guarantee of the future performance of the Portfolio or the Fund.

US Masters Residential Property Fund is the first Australian-listed entity with the primary strategy of investing in the US residential property market. Its portfolio comprises freestanding and multi-dwelling properties in the New York metropolitan area.

ADDRESS: 310 Virginia Avenue, Jersey City, NJ 07304

REGION: West Bergen



PROPERTY DESCRIPTION:

- 2-family detached
- Apt 1: 2 bed/1 bath
- Apt 2: 3 bed/1 bath
- Approximate land size: 3,339 sq ft
- Walk Score®: 92
- Transit Score®: 70

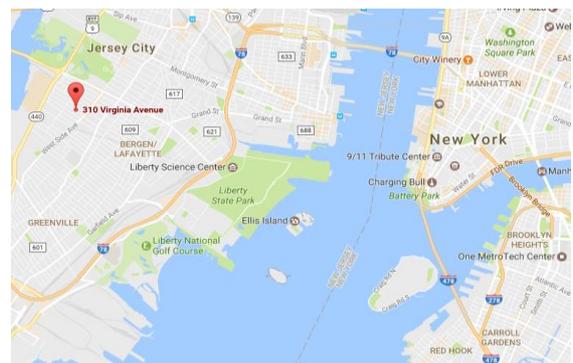
KEY STATISTICS:

Acquisition Date:	3 February 2017
Total Acquisition Cost:	US\$219,000
Est. Monthly Rents:	
- Apt 1	US\$1,495
- Apt 2	US\$1,595
Est. Annual Net Yield:	4.2%

OTHER COMMENTS:

- This detached brick home in an up-and-coming section of West Bergen features a wide lot and a one car garage. This property benefits from close proximity to the West Side Avenue Light Rail station which connects to the PATH train at Exchange Place. The Fund anticipates that home values in this section of Jersey City will appreciate quickly due to the recent uptick in planned development activity in the area.

LOCATION:



ADDRESS: 19 East 34th Street, Bayonne, NJ 07002

REGION: Bayonne



PROPERTY DESCRIPTION:

- 1-family attached one side
- Apt 1: 3 bed/1.5 bath
- Approximate land size: 2,500 sq ft
- Walk Score®: 87
- Transit Score®: 64

KEY STATISTICS:

Acquisition Date:	3 February 2017
Total Acquisition Cost:	US\$219,000
Est. Monthly Rents: - Apt 1	US\$2,895
Est. Annual Net Yield:	4.1%

OTHER COMMENTS:

- This semi-detached single family townhome located in prime Bayonne features an attractive façade and a desirable 3 bedroom, 1.5 bathroom interior layout. It is just a three minute walk to the 34th Street Light Rail station, which makes travelling to Jersey City and Manhattan simple and relatively quick. With top local restaurants and bars around the corner, this will be a highly sought-after property once it hits the leasing market.

LOCATION:



ADDRESS: 24 Avenue at Port Imperial #110, West New York, NJ 07093

REGION: West New York



PROPERTY DESCRIPTION:

- Condo
- Apt 1: 2 bed/2 bath
- Approximate unit size: 1,280 sq ft
- Walk Score®: 73
- Transit Score®: 77

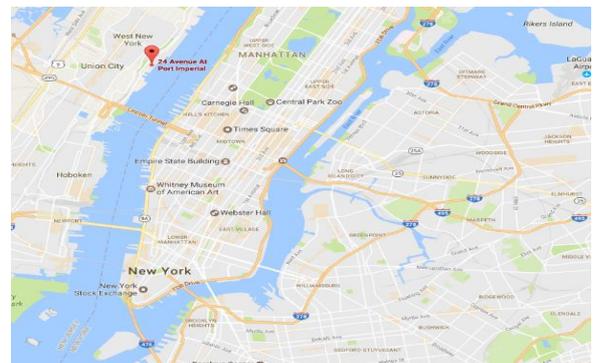
KEY STATISTICS:

Acquisition Date:	3 February 2017
Total Acquisition Cost:	US\$300,000
Est. Monthly Rents: - Apt 1	US\$3,495
Est. Annual Net Yield:	6.1%

OTHER COMMENTS:

- Built in 2005, the Port Imperial condominium complex boasts resort style amenities including a fitness centre, indoor basketball court, pool, jacuzzi, and billiard tables. This luxurious building is conveniently located right on the Hudson River, with many of the units featuring views of the New York City skyline. The building is just steps away from the New York Ferry, Light Rail, and NJ Transit bus stops.

LOCATION:



ADDRESS: 41 Bergen Avenue, Jersey City, NJ 07305

REGION: Greenville



PROPERTY DESCRIPTION:

- 2-family detached
- Apt 1: 3 bed/2 bath
- Apt 2: 3 bed/2 bath
- Approximate land size: 2,300 sq ft
- Walk Score®: 87
- Transit Score®: 63

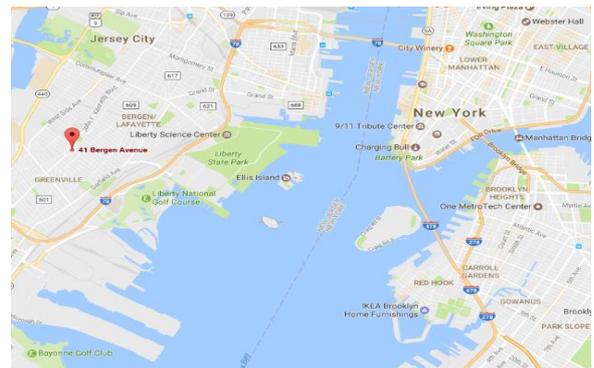
KEY STATISTICS:

Acquisition Date:	17 February 2017
Total Acquisition Cost:	US\$254,000
Est. Monthly Rents:	
- Apt 1	US\$1,595
- Apt 2	US\$1,595
Est. Annual Net Yield:	5.4%

OTHER COMMENTS:

- 41 Bergen Avenue is an attractive freestanding townhome in the heart of Greenville. Located on the corner of Woodlawn Avenue and Bergen Avenue, this townhome benefits from an abundance of natural sunlight. The Fund saw a great value in the home's large floor plate, which will allow for the potential to create an open floor plan, as well as parking at the rear of the property.

LOCATION:



ADDRESS: 79 Crescent Avenue #4, Jersey City, NJ 07304

REGION: Journal Square



PROPERTY DESCRIPTION:

- Condo
- 2 bed/1 bath
- Approximate unit size: 791 sq ft
- Walk Score®: 93
- Transit Score®: 67

KEY STATISTICS:

Acquisition Date:	17 February 2017
Total Acquisition Cost:	US\$90,000
Est. Monthly Rents: - Apt 1	US\$1,795
Est. Annual Net Yield:	4.5%

OTHER COMMENTS:

- 79 Crescent Avenue is an attractive four story, brick condo building with 9 units, located in the southern section of Journal Square. This section of Jersey City continues to improve due to the residential development boom which also brings an increase in local amenities. This unit comes with new hardwood floors, appliances, central heating and A/C, and large windows allowing plenty of natural light.

LOCATION:



ADDRESS: 35-37 East 45th Street, Bayonne, NJ 07002

REGION: Bayonne



PROPERTY DESCRIPTION:

- 2-family detached
- Apt 1: 3 bed/1 bath
- Apt 2: 3 bed/1 bath
- Approximate land size: 5,000 sq ft
- Walk Score®: 84
- Transit Score®: 64

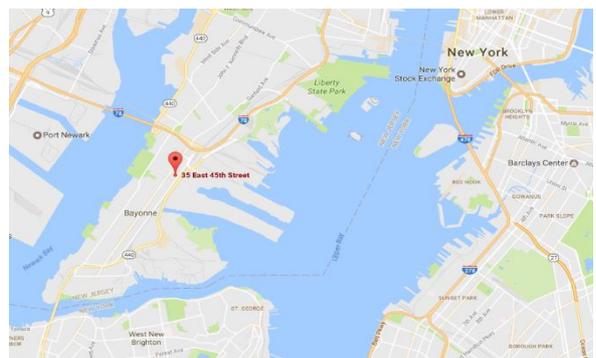
KEY STATISTICS:

Acquisition Date:	17 February 2017
Total Acquisition Cost:	US\$297,000
Est. Monthly Rents:	
- Apt 1	US\$2,095
- Apt 2	US\$1,995
Est. Annual Net Yield:	4.3%

OTHER COMMENTS:

- Convenience is the key for this two-family home in Bayonne. The property's primary attributes are its lot size and two car parking spaces. In addition, the 45th Street Light Rail station at the end of the block makes travelling throughout the area a breeze.

LOCATION:



ADDRESS: 19 East 36th Street, Bayonne, NJ 07002

REGION: Bayonne



PROPERTY DESCRIPTION:

- 2-family detached
- Apt 1: 2 bed/1 bath
- Apt 2: 2 bed/1 bath
- Approximate land size: 2,500 sq ft
- Walk Score®: 87
- Transit Score®: 64

KEY STATISTICS:

Acquisition Date:	17 February 2017
Total Acquisition Cost:	US\$234,000
Est. Monthly Rents:	
- Apt 1	US\$1,695
- Apt 2	US\$1,595
Est. Annual Net Yield:	4.3%

OTHER COMMENTS:

- Situated in the far east section of Bayonne, 19 East 36th Street sits on a quiet, tree-lined block. This quaint, two-family detached townhome benefits from two car parking and is a short walk to the 34th Street Light Rail station. Located just a half block from Broadway, tenants can enjoy a variety of restaurants and retail options nearby.

LOCATION:

