



## US Masters Residential Property Fund (Fund) ASX Code: URF

### Investment and NTA Update - 30 June 2017

#### NTA Update

The estimated unaudited net tangible asset before withholding tax on unpaid distributions as at 30 June 2017 was \$1.65\* per unit. The 30 June 2017 unaudited net tangible asset value excludes the \$0.05 per unit distribution announced on 26 June 2017.

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 30 June 2017 would be \$1.42\* 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.

The Fund is in the process of finalising its half-yearly property portfolio valuation exercise. The independent appraisal and property valuation will be included in the 30 June 2017 half year financial report. Accordingly, the pre-tax NTA as at 30 June 2017 of \$1.65\* per unit does not take into account any potential changes to the property portfolio fair value that might arise from that revaluation exercise.

#### Property Portfolio Update

During the month, the Fund acquired 4 properties for a total acquisition cost of US\$1.7 million. Please find the detailed descriptions of each property on the following pages.

The Fund also closed on the sale of two properties for a total sales price of US\$2.8 million with the net proceeds to be redeployed into the Fund's target markets.

\*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:** 7 Hancock Avenue, Jersey City, NJ 07307

**REGION:** Jersey City Heights



### KEY STATISTICS:

Acquisition Date:	8 June 2017
Total Acquisition Cost:	US\$430,864
Estimated Monthly Rents:	
Apt 1	US\$2,295
Apt 2	US\$2,195
Estimated Annual Net Yield:	5.0%

### PROPERTY DESCRIPTION:

- 2-family detached
- Apt 1: 2 bed/1 bath
- Apt 2: 3 bed/1 bath
- Approximate land size 2,500 sq ft

### LOCATION:



### OTHER COMMENTS:

7 Hancock Avenue is the latest addition to the Fund's extensive Jersey City Heights portfolio. This home, situated on a quiet block, is just steps from Central Avenue that has direct bus routes to Midtown Manhattan. Additional transportation to Manhattan and throughout Hudson County is available via the nearby 2nd Street Light Rail Station. Finally, tenants will enjoy the abundance of restaurants and retail stores along Central Avenue, an emerging commercial corridor in this up-and-coming neighbourhood.





**ADDRESS:** 38 Essex Road, Maplewood, NJ 07040

**REGION:** Maplewood



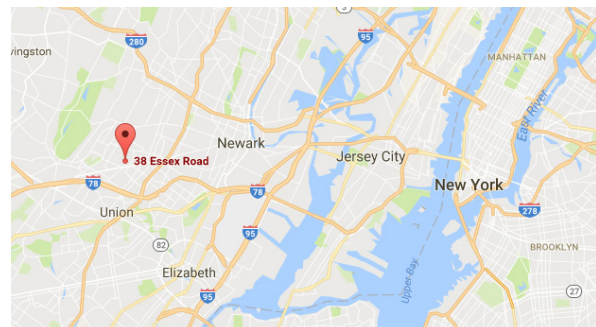
#### KEY STATISTICS:

Acquisition Date:	9 June 2017
Total Acquisition Cost:	US\$462,100
Estimated Monthly Rent:	US\$4,295
Estimated Annual Net Yield:	4.1%

#### PROPERTY DESCRIPTION:

- 1-family detached
- 4 bed/2.5 bath
- Approximate land size 8,125 sq ft

#### LOCATION:



#### OTHER COMMENTS:

Situated on a quiet cul-de-sac in Maplewood, NJ, this 4 bed/2.5 bath colonial home boasts a layout that many homebuyers seek in this area. The home itself only requires minor cosmetic updates, and the Fund sees tremendous upside potential by bringing the home in-line with the standard of the immediate neighbourhood. This home is a commuter's dream, with the local NJ Transit train providing access to Midtown Manhattan in approximately 30 minutes.





**ADDRESS:** 15 Dogwood Terrace, Livingston, NJ 07039

**REGION:** Livingston



### KEY STATISTICS:

Acquisition Date:	15 June 2017
Total Acquisition Cost:	US\$363,000
Estimated Monthly Rent:	US\$3,595
Estimated Annual Net Yield:	4.3%

### PROPERTY DESCRIPTION:

- 1-family detached
- 3 bed/1.5 bath
- Approximate land size 5,250 sq ft

### LOCATION:



### OTHER COMMENTS:

This attractive tudor style home is the Fund's first purchase in Livingston, NJ, a lovely suburban neighbourhood. This property is centrally located within the town, where it is in close proximity to schools, shopping centres and public parks. With a few minor touch-ups, this property will prove to be another great addition to the Fund's expanding Essex County portfolio.



**ADDRESS:** 33 Edgar Road, West Orange, NJ 07052

**REGION:** West Orange



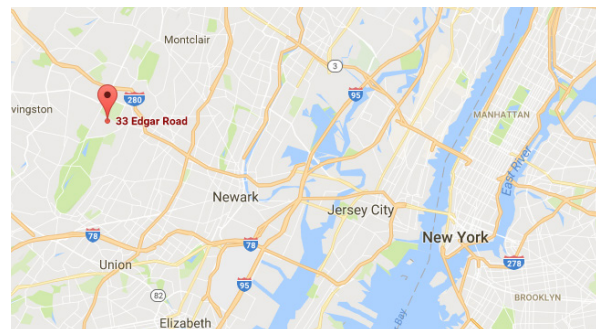
### KEY STATISTICS:

Acquisition Date:	15 June 2017
Total Acquisition Cost:	US\$420,000
Estimated Monthly Rent:	US\$4,495
Estimated Annual Net Yield:	4.3%

### PROPERTY DESCRIPTION:

- 1-family detached
- 4 bed/3 bath
- Approximate land size 14,645 sq ft

### LOCATION:



### OTHER COMMENTS:

33 Edgar Road, located in the Edgewood section of West Orange, is a massive 3,959 square foot colonial home with parking for up to four cars. Although it is in need of some renovations, the size and exterior appeal give it the potential to be a beautiful home. This property also features a rear deck with a hot tub overlooking a large backyard perfect for fun summer activities. Transportation to New York City is available via the five New Jersey Transit stations in the area.