



US Masters Residential Property Fund (Fund)

ASX Code: URF

Investment and NTA Update - 31 July 2017

NTA Update

The estimated unaudited net tangible asset before withholding tax on unpaid distributions as at 31 July 2017 was \$1.53* 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 31 July 2017 would be \$1.31* 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 31 July 2017 of \$1.53* 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 9 properties for a total acquisition cost of US\$3.5 million. Please find the detailed descriptions of each property on the following pages.

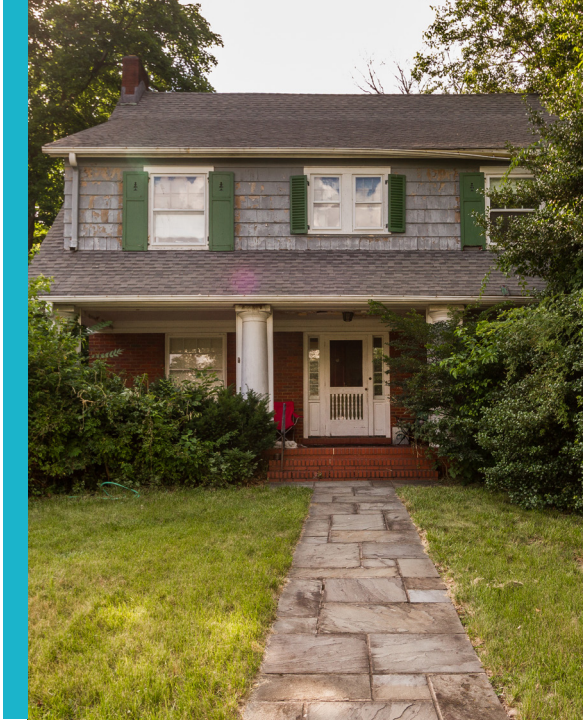
The Fund also closed on the sale of two properties for a total sales price of US\$1.5 million with the net proceeds to be redeployed into the Fund's target markets.

*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: 144 Central Avenue, Montclair, NJ 07042

REGION: Montclair



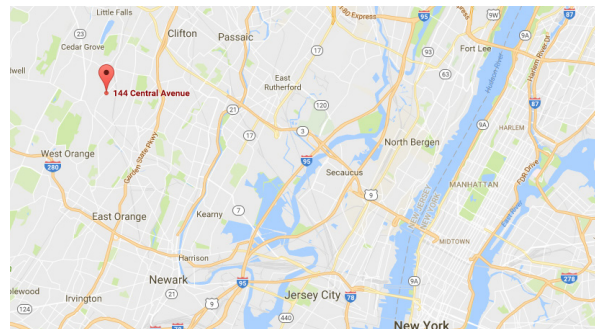
KEY STATISTICS:

Acquisition Date:	1 Jul 2017
Total Acquisition Cost:	US\$600,000
Estimated Monthly Rents:	
Apt 1	US\$5,695
Estimated Annual Net Yield:	4.2%

PROPERTY DESCRIPTION:

- 1-family detached
- Apt 1: 4 bed/2.5 bath
- Approximate land size 11,200 sq ft

LOCATION:



OTHER COMMENTS:

144 Central Avenue is the Fund's first purchase in Montclair, NJ. This attractive centre-hall colonial is a convenient five minute walk to the NJ Transit Station at Watchung Avenue. The home itself requires some minor renovations and the acquisitions team feels there is tremendous potential in bringing the home in-line with the standard of the immediate neighbourhood.

ADDRESS: 310 Ege Avenue, Jersey City, NJ 07304

REGION: West Bergen



KEY STATISTICS:

Acquisition Date:	1 Jul 2017
Total Acquisition Cost:	US\$350,000
Estimated Monthly Rents:	
Apt 1	US\$1,695
Apt 2	US\$1,795
Estimated Annual Net Yield:	4.6%

PROPERTY DESCRIPTION:

- 2-family attached one side
- Apt 1: 3 bed/1.5 bath
- Apt 2: 3 bed/1.5 bath
- Approximate land size 1,773 sq ft

LOCATION:



OTHER COMMENTS:

Situated in the West Bergen section of Jersey City, this attractive, two-family, brick townhome sits on a very quiet block in a row of similar homes. Within close proximity to the West Side Avenue retail and restaurant corridor, the property will also benefit from its accessibility to Manhattan via the West Side Avenue Light Rail Station.

ADDRESS: 224 Highland Road, South Orange, NJ 07079

REGION: South Orange



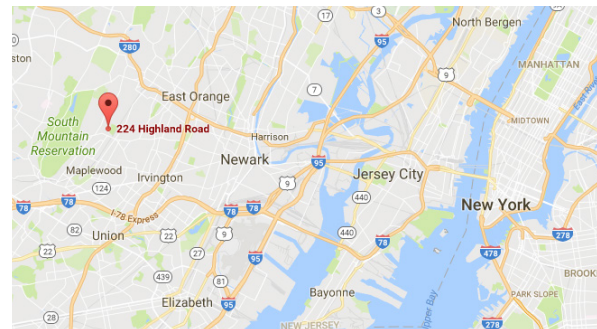
KEY STATISTICS:

Acquisition Date:	1 Jul 2017
Total Acquisition Cost:	US\$540,000
Estimated Monthly Rents:	
Apt 1	US\$6,295
Estimated Annual Net Yield:	4.1%

PROPERTY DESCRIPTION:

- 1-family detached
- Apt 1: 6 bed/3.5 bath
- Approximate land size 11,718 sq ft

LOCATION:



OTHER COMMENTS:

This Tudor-style single family home is located in one the most prestigious neighbourhoods in all of South Orange. Spanning 3,259 livable square feet and in need of renovation, this property exemplifies the value-add component the Fund seeks. Transportation to New York City is available via the South Orange NJ Transit Station which is within a 12 minute walk from the property.

ADDRESS: 84 Mountain Avenue, West Orange, NJ 07052

REGION: West Orange



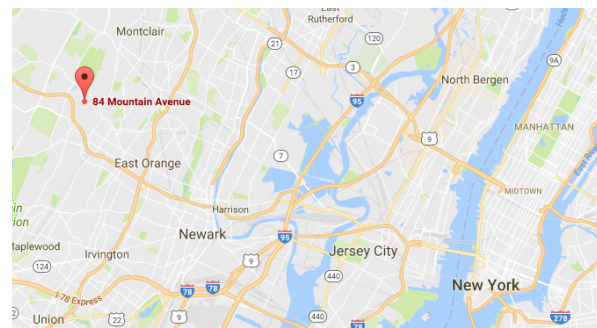
KEY STATISTICS:

Acquisition Date:	14 Jul 2017
Total Acquisition Cost:	US\$540,000
Estimated Monthly Rents:	
Apt 1	US\$6,595
Estimated Annual Net Yield:	4.1%

PROPERTY DESCRIPTION:

- 1-family detached
- Apt 1: 4 bed/4.5 bath
- Approximate land size 109,205 sq ft

LOCATION:

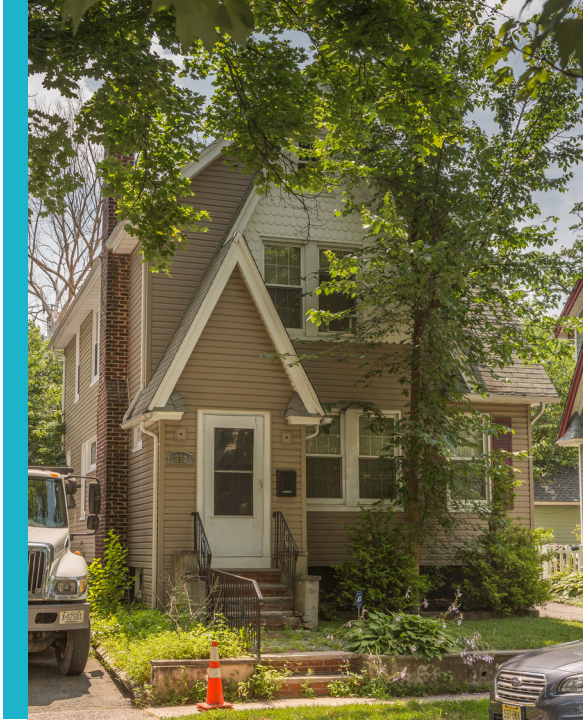


OTHER COMMENTS:

Located in the exclusive, historic gated community of Llewellyn Park, this beautiful 4 bed/4.5 bath home has many traits that homeowners in this area value. With a dated interior, a modern makeover by the projects team will allow this property to achieve its full potential. Transportation to Manhattan is available via the City of Orange NJ Transit Train Station.

ADDRESS: 252 Ward Place, South Orange, NJ 07079

REGION: South Orange



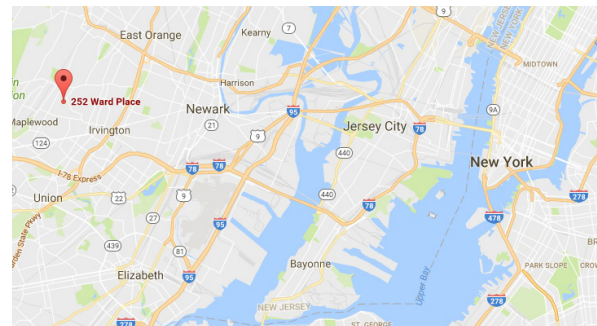
KEY STATISTICS:

Acquisition Date:	14 Jul 2017
Total Acquisition Cost:	US\$296,100
Estimated Monthly Rents:	
Apt 1	US\$3,195
Estimated Annual Net Yield:	4.2%

PROPERTY DESCRIPTION:

- 1-family detached
- Apt 1: 3 bed/1 bath
- Approximate land size 2,526 sq ft

LOCATION:



OTHER COMMENTS:

252 Ward Place is an attractive 3 bed/1 bath home conveniently located near Downtown South Orange and Seton Hall University. While this home does need some minor cosmetic work, it has the fundamentals and layout to attract urban professionals seeking a suburban starter home. The property is easily accessible from Manhattan via bus stops on Irvington Avenue or a short 15 minute walk to the South Orange NJ Transit Station.

ADDRESS: 206 Grant Avenue, Jersey City, NJ 07305

REGION: West Bergen



KEY STATISTICS:

Acquisition Date:	14 Jul 2017
Total Acquisition Cost:	US\$276,000
Estimated Monthly Rents:	
Apt 1	US\$1,495
Apt 2	US\$1,495
Estimated Annual Net Yield:	4.3%

PROPERTY DESCRIPTION:

- 2-family detached
- Apt 1: 3 bed/1 bath
- Apt 2: 3 bed/1 bath
- Approximate land size 2,425 sq ft

LOCATION:

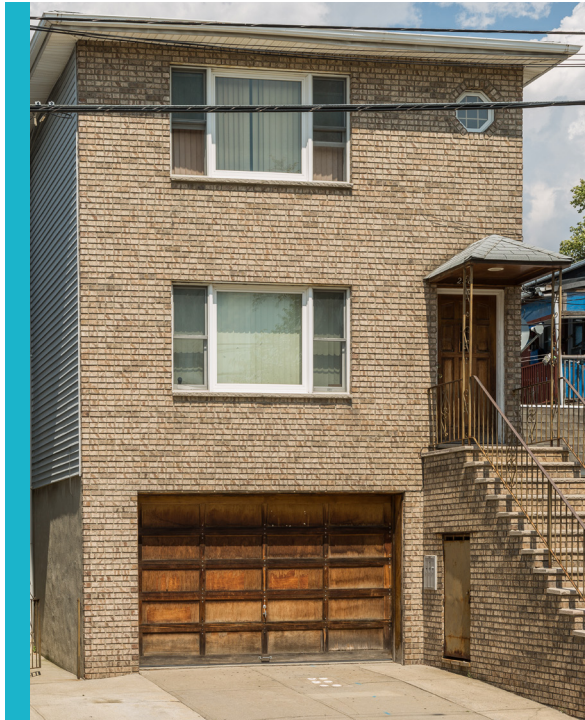


OTHER COMMENTS:

206 Grant Avenue is located in the West Bergen neighbourhood of Jersey City, an area the Fund expects to continue to grow in desirability over the coming years. Located on a block where the Fund already owns six properties, this acquisition will benefit from the synergies already in place. Additionally, this property is within close proximity to the West Side Avenue Redevelopment area, along with the West Side Avenue Light Rail Station.

ADDRESS: 238 Van Nostrand Avenue, Jersey City, NJ 07305

REGION: West Bergen



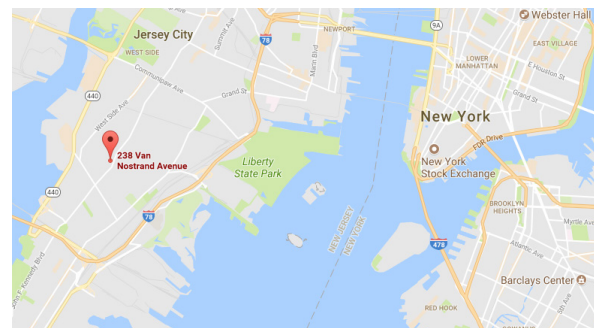
KEY STATISTICS:

Acquisition Date:	14 Jul 2017
Total Acquisition Cost:	US\$276,000
Estimated Monthly Rents:	
Apt 1	US\$2,595
Apt 2	US\$1,795
Estimated Annual Net Yield:	6.8%

PROPERTY DESCRIPTION:

- 2-family detached
- Apt 1: 4 bed/3 bath
- Apt 2: 2 bed/2 bath
- Approximate land size 2,500 sq ft

LOCATION:

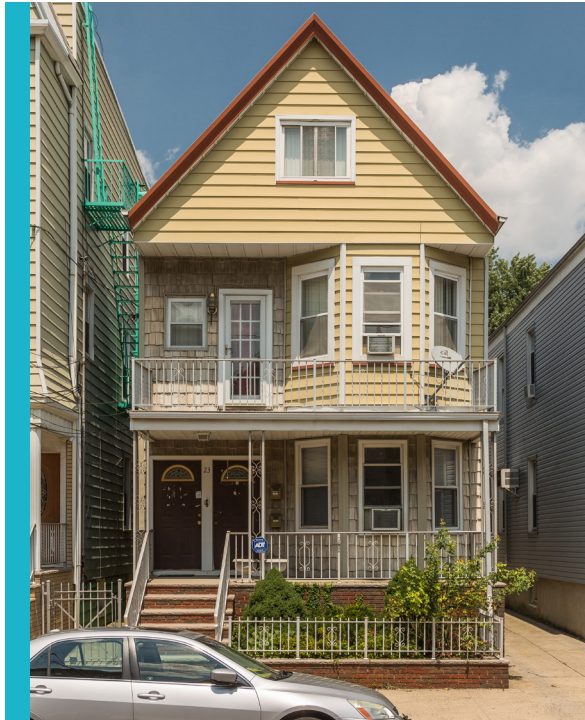


OTHER COMMENTS:

This newer construction home built in 1993 is located in the West Bergen section of Jersey City. This property sits on a full 25 ft x 100 ft lot and includes parking, making this a very attractive acquisition. Given these attributes, and the improving dynamics of the immediate area, the acquisitions team feels confident in the immediate value realised at this purchase price.

ADDRESS: 23 West 15th Street, Bayonne, NJ 07002

REGION: Bayonne



KEY STATISTICS:

Acquisition Date:	14 Jul 2017
Total Acquisition Cost:	US\$292,000
Estimated Monthly Rents:	
Apt 1	US\$1,545
Apt 2	US\$1,695
Estimated Annual Net Yield:	4.0%

PROPERTY DESCRIPTION:

- 2-family detached
- Apt 1: 2 bed/2 bath
- Apt 2: 3 bed/2 bath
- Approximate land size 4,113 sq ft

LOCATION:



OTHER COMMENTS:

This detached, two family home in prime Bayonne features an attractive façade and parking in the rear of the lot. Located on a quiet, one way block between Avenue C and Broadway, this property will benefit from the abundance of restaurants, bars, and retail shops of the Broadway corridor. Transportation options include the 22nd Street Light Rail Station and bus stops along Avenue C and Broadway.

ADDRESS: 66 West 15th Street, Bayonne, NJ 07002

REGION: Bayonne



KEY STATISTICS:

Acquisition Date:	14 Jul 2017
Total Acquisition Cost:	US\$306,000
Estimated Monthly Rents:	
Apt 1	US\$1,495
Apt 2	US\$1,695
Estimated Annual Net Yield:	4.2%

PROPERTY DESCRIPTION:

- 2-family detached
- Apt 1: 1 bed/1 bath
- Apt 2: 2 bed/1 bath
- Approximate land size 2,828 sq ft

LOCATION:



OTHER COMMENTS:

66 West 15th Street is located in a residential neighbourhood on the west side of Bayonne. Bayonne continues to improve through the expansion of local amenities and re-development, and offers compelling relative value compared to other areas of Hudson County. This property enjoys a tranquil ambiance due to its location on a quiet, one way block. Transportation to New York City is available via the Light Rail Station at 22nd Street or bus stops on JFK Boulevard.