



# US Masters Residential Property Fund (Fund)

## ASX Code: URF

## Investment and NAV Update - 31 May 2020

### NAV Update

The estimated unaudited net asset value (NAV) before tax as at 31 May 2020 is estimated to be \$1.13 per unit.

If estimated tax on unrealised portfolio gains or losses were recognised, the estimated unaudited post-tax NAV as at 31 May 2020 would be \$1.02 per unit.

The Fund's NAV updates reflect the property values determined as a result of the 31 December 2019 appraisal process. Each monthly NAV update accounts for the operational results of the months since 31 December 2019, as well as asset sales, investor distributions and foreign exchange movements over this time period.

Between 30 April 2020 and 31 May 2020, the Australian dollar appreciated against the US dollar by 2.38% to 0.6667 (from 0.6512 in April 2020), resulting in a decrease to the estimated unaudited NAV.

### Sales Program Update

During the month of May, the Fund closed on the sale of four properties. The total sales price in connection with these four disposals was US \$5,410,000. The aggregate book value of the four disposed assets was US \$5,353,365 and the total closing costs for these four disposed assets was US \$319,594.

### Rent Collection Update

The Fund's rental collection rate continues to be closely monitored in light of COVID-19. Throughout May, the Fund's 1-4 family portfolio collected funds equivalent to 97% of the month's rent roll.

As at 8 June 2020, initial collections equated to US\$2.32 million which represented approximately 88% of June's rent roll. By comparison, as at 8 May 2020 87% had been collected, and as at the same date in January, February and March 2020 (pre-COVID-19) an average rental collection rate of 93% had been achieved across the 1-4 family portfolio.

In addition to these encouraging collection rates from the 1-4 family portfolio, the Fund's joint venture multifamily investments are also operating positively, with an average collection rate of 92% being achieved across the three assets for the month of May (as at 27 May 2020).

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

Authorised for release by Walsh & Company Investments Limited (ACN: 152 367 649, AFSL: 410 433), the responsible entity of the Fund.

## **COVID-19 New York and New Jersey Update**

Throughout May and early June, both New Jersey and New York have begun relaxing the social distancing restrictions put in place due to COVID-19. Construction has restarted in both states, with work resuming on the Fund's remaining construction projects. On June 8th New York City entered the first of four planned stages of reopening, while other parts of New York state move onto further advanced stages of the reopening process. Detailed information on New York's reopening plan can be found [here](#), and for New Jersey [here](#).

## **New York City Office Sublet Finalised**

The Fund has successfully finalised a sublease for its previous office space in New York City, commencing October 2020. This sublease secures the cost savings of approximately US\$500,000 per annum sought by the Fund in transitioning staff from New York City to Jersey City (New Jersey).

## **Evans Dixon Investment in URF Securities**

Further to the [ASX announcement](#) released 19 December 2019, we have been advised that Evans Dixon Limited has commenced acquiring securities in the Fund. This acquisition program by Evans Dixon Limited is not a buyback being conducted by the Fund. The Fund welcomes this investment by Evans Dixon.

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

Authorised for release by Walsh & Company Investments Limited (ACN: 152 367 649, AFSL: 410 433), the responsible entity of the Fund.

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