

14 December 2016

US Masters Residential Property Fund (Fund)

ASX Code: URF

Investment and NTA Update – 30 November 2016

NTA update

The estimated unaudited net tangible asset before withholding tax on unpaid distributions as at 30 November 2016 was \$1.95* 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 30 November 2016 would be \$1.73* 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 three properties for a total acquisition cost of US\$4.5 million. Please find detailed descriptions of each property on the following pages.

The Fund also closed on the sale of one property for a sales price of US\$480,140 with the net proceeds to be redeployed into the target market.

Fund Update

Following the Fund's successful equity capital raising in September, the Fund is currently exploring additional debt options, including launching a third tranche of its successful unsecured notes. Additional debt would allow the Fund to continue to grow its portfolio while further diversifying and optimising its funding structure.

*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: 27 Charles Street, Jersey City, NJ 07307

REGION: Jersey City Heights



PROPERTY DESCRIPTION:

- 2-family attached
- Apt 1: 3 bed/1 bath
- Apt 2: 3 bed/1 bath
- Approximate land size 2,000 sq ft
- Walk Score®: 94
- Transit Score®: 65

KEY STATISTICS:

Acquisition Date: 10 November 2016

Total Acquisition Cost: US \$425,667

Est. Monthly Rents:

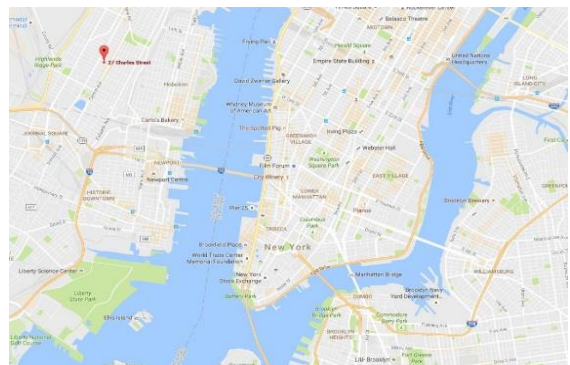
- Apt 1 US \$2,095
- Apt 2 US \$2,095

Est. Annual Net Yield: 4.1%

OTHER COMMENTS:

- 27 Charles Street represents the latest addition to the the Fund's Jersey City Heights portfolio. Perched on the cliffs of Jersey City overlooking Hoboken and the Manhattan skyline, The Heights is continuously improving from the expansion of local amenities and re-development. Located on an attractive and quiet block, this property's location benefits from convenient transportation options including bus service on nearby Central Avenue and John F. Kennedy Boulevard.

LOCATION:



ADDRESS: 142 Saint Marks Avenue, Brooklyn, NY 11217

REGION: Prospect Heights



PROPERTY DESCRIPTION:

- 4-family attached
- Apt 1: 1 bed/1 bath
- Apt 2: 1 bed/1 bath
- Apt 3: 1.5 bed/1 bath
- Apt 4: 1.5 bed/1 bath
- Approximate land size 1,620 sq ft
- Walk Score®: 98
- Transit Score®: 100

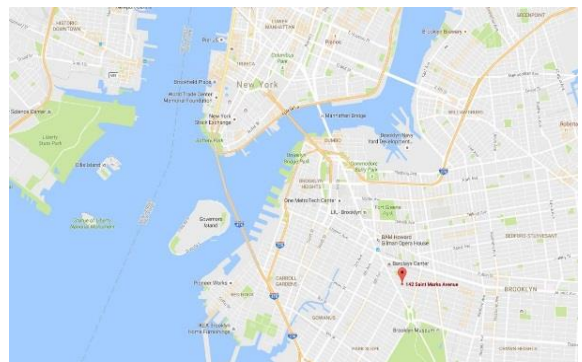
KEY STATISTICS:

Acquisition Date:	21 November 2016
Total Acquisition Cost:	US \$2,321,742
Est. Monthly Rents:	
- As 1-family attached	US \$18,995
Est. Annual Net Yield:	4.1%

OTHER COMMENTS:

- This classic Italianate style brownstone in Prospect Heights was an exciting acquisition for the Fund and marks the first purchase in this highly desirable neighbourhood of Brooklyn. Located just east of Park Slope and north of Prospect Park, the location is just one thing to love about this property. Spanning 20-feet-wide and four stories tall, this home presents an opportunity for a sleek modern renovation which will garner the premium rents this area of Brooklyn commands. Located a short walk from Atlantic Terminal with access to all of New York City's major subway lines.

LOCATION:



ADDRESS: 215 Pavonia Street, Jersey City, NJ 07302

REGION: Downtown



PROPERTY DESCRIPTION:

- 3-family attached
- Apt 1: 2 bed/2.5 bath
- Apt 2: 1 bed/1 bath
- Apt 3: 1 bed/1 bath
- Approximate land size 2,250 sq ft
- Walk Score®: 97
- Transit Score®: 82

KEY STATISTICS:

Acquisition Date: 28 November 2016

Total Acquisition Cost: US \$1,750,618

Est. Monthly Rents:

- Apt 1	US \$3,995
- Apt 2	US \$2,795
- Apt 3	US \$2,795

Est. Annual Net Yield: 4.0%

OTHER COMMENTS:

- This attractive brick townhome is located just steps away from desirable Hamilton Park, a top target area of the Fund. The property features private front yard parking, a rarity in Downtown Jersey City townhomes. The home offers a plethora of dining and entertainment options within a short distance. Transportation to New York City is available from the PATH train at Grove Street.

LOCATION:

