

11 September 2015

US Masters Residential Property Fund (Fund)

ASX Code: URF

Investment and NTA Update – 31 August 2015

NTA update

The estimated unaudited net tangible asset before withholding tax on unpaid distributions as at 31 August 2015 was \$2.22* 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 at 31 August 2015 would be \$2.01* 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.

Fund update

Following the release of its half-yearly accounts, the Fund is currently exploring additional debt options, including launching a second 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.

Property portfolio update

During the month, the Fund acquired five properties for a total acquisition cost of US\$8.4 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: 212 8th Street, Jersey City, NJ 07302

REGION: Downtown



PROPERTY DESCRIPTION:

- 3-family attached
- Apt 1: 2 bed/1 bath
- Apt 2: 2 bed/1 bath
- Apt 3: 2 bed/1 bath
- Approximate land size 1,808 sq ft
- Walk Score®: 97

KEY STATISTICS:

Acquisition Date: 5 August 2015

Total Acquisition Cost: US \$1,433,185

Est. Monthly Rents:

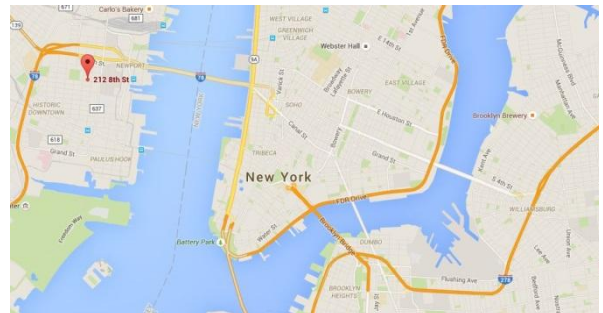
- Apt 1	US \$3,995
- Apt 2	US \$2,395
- Apt 3	US \$2,295

Est. Annual Net Yield: 4.6%

OTHER COMMENTS:

- This attached, brick townhome is located a short walk from Hamilton Park and provides great proximity to many of Downtown Jersey City's most popular attractions, including the Newport Mall, Newark Avenue commercial district, and transportation to New York City via PATH trains at Grove Street and Exchange Place. The property has original features such as exposed brick, original hardwood floors and mantles.

LOCATION:



ADDRESS: 259 Manhattan Avenue, Brooklyn, NY 11211

REGION: East Williamsburg



PROPERTY DESCRIPTION:

- 2-family attached
- Apt 1: 2 bed/1 bath
- Apt 2: 1 bed/1 bath
- Approximate land size 1,500 sq ft
- Walk Score®: 98
- Transit Score®: 90

KEY STATISTICS:

Acquisition Date: 5 August 2015

Total Acquisition Cost: US \$1,407,360

Est. Monthly Rents:

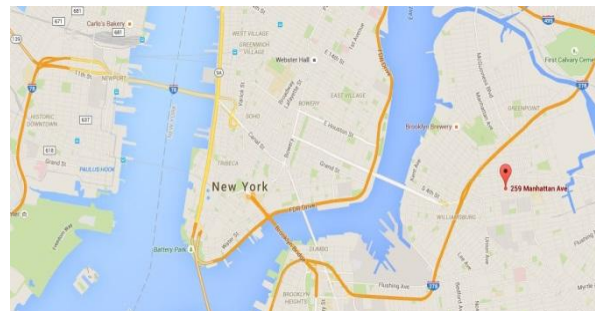
- Apt 1	US \$6,495
- Apt 2	US \$2,495

Est. Annual Net Yield: 4.0%

OTHER COMMENTS:

- It is all about location for this two-family home in the emerging East Williamsburg neighbourhood of Brooklyn. Equidistant from the Graham and Lorimer L subway stations, tenants can be to Manhattan in under 15 minutes, while the immediate area has many bars, restaurants and cafes. Upon renovation, this home will compliment the Fund's growing presence in this neighbourhood.

LOCATION:



ADDRESS: 172 MacDonough Street, Brooklyn, NY 11216

REGION: Bedford-Stuyvesant



PROPERTY DESCRIPTION:

- 2-family attached
- Apt 1: 1 bed/1 bath
- Apt 2: 4 bed/3 bath
- Approximate land size 1,850 sq ft
- Walk Score®: 95
- Transit Score®: 94

KEY STATISTICS:

Acquisition Date: 12 August 2015

Total Acquisition Cost: US \$1,511,475

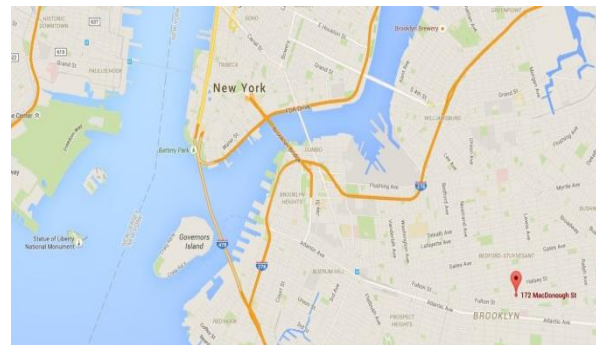
Est. Monthly Rents:
 - Apt 1 US \$2,495
 - Apt 2 US \$8,995

Est. Annual Net Yield: 4.1%

OTHER COMMENTS:

- Located on a prime, tree-lined block in Bedford-Stuyvesant, this Brooklyn townhome is full of intricate woodwork, extensive ceiling details, and crown molding. The A and C subway trains are both only a short walk away, providing quick transportation to Manhattan. The property is located amongst many new shops, cafes, and bars in the area.

LOCATION:



ADDRESS: 656 Jersey Avenue, Jersey City, NJ 07302

REGION: Downtown



PROPERTY DESCRIPTION:

- 1-family attached
- Apt 1: 3 bed/2.5 bath
- Approximate land size 1,667 sq ft
- Walk Score®: 97

KEY STATISTICS:

Acquisition Date: 13 August 2015

Total Acquisition Cost: US \$1,628,826

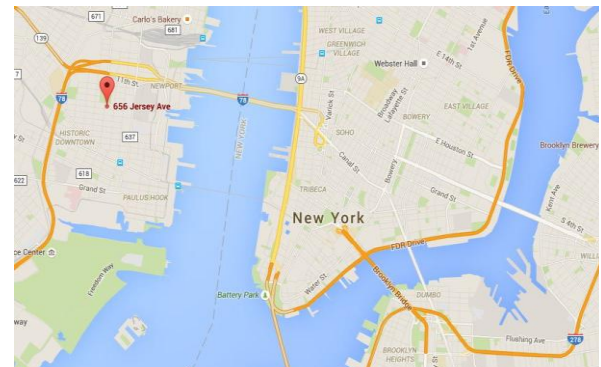
Est. Monthly Rents:
- Apt 1 US \$8,995

Est. Annual Net Yield: 4.0%

OTHER COMMENTS:

- A unique front porch, marble fireplace, and landscaped backyard are a few features from this Downtown Jersey City townhome. Meticulously maintained throughout the years, the Fund sees great value in this home. Only half a block to Hamilton Park, the home offers many dining and entertainment options within a short distance. Transportation to New York City is available from the PATH train at Grove Street.

LOCATION:



ADDRESS: 36 Hamilton Terrace, Manhattan, NY 10031

REGION: Harlem



PROPERTY DESCRIPTION:

- 2-family attached
- Apt 1: Studio/1 bath
- Apt 2: 4 bed/2 bath
- Approximate land size 1,900 sq ft
- Walk Score®: 96
- Transit Score®: 100

KEY STATISTICS:

Acquisition Date: 20 August 2015

Total Acquisition Cost: US \$2,431,779

Est. Monthly Rents:

- Apt 1	US \$2,495
- Apt 2	US \$12,295

Est. Annual Net Yield: 4.0%

OTHER COMMENTS:

- Located on one of Harlem's most coveted blocks, the property represents an exciting addition to Funds's Manhattan portfolio. This two-family residence comes complete with many of the features typical of homes in this area, including pocket doors and unique woodwork. Residents of Hamilton Terrace enjoy all the entertainment and cultural perks of living in Manhattan while being able to call a secluded, quiet and tree-lined street home.

LOCATION:

