

13 November 2015

US Masters Residential Property Fund (Fund)

ASX Code: URF

Investment and NTA Update – 31 October 2015

NTA update

The estimated unaudited net tangible asset before withholding tax on unpaid distributions at 31 October 2015 was \$2.19* 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 October 2015 would be \$1.97* 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

During the month, the Fund was pleased to announce the closing of its second tranche of unsecured notes (**URF Notes II**), raising approximately \$90 million.

URF Notes II carry a fixed annual interest rate of 7.75% per annum, payable quarterly, with a maturity of approximately five years and two months from 23 October 2015.

The capital raised allows the Fund to continue to invest in the portfolio while helping to diversify and optimise the financing structure.

Property portfolio update

During the month, the Fund acquired two properties for a total acquisition cost of US\$2.5 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: 13 Coles Street, Jersey City, NJ 07302

REGION: Downtown



PROPERTY DESCRIPTION:

- 3-family attached
- Apt 1: 1 bed/1 bath
- Apt 2: 1 bed/1 bath
- Apt 3: 1 bed/1 bath
- Approximate land size 1,600 sq ft
- Walk Score®: 98
- Transit Score®: 80

KEY STATISTICS:

Acquisition Date: 1 October 2015

Total Acquisition Cost: US \$1,006,088

Est. Monthly Rents:

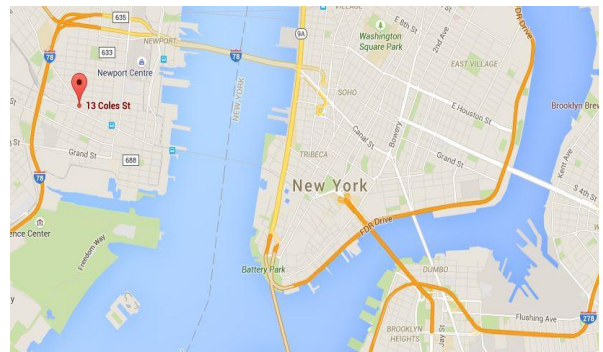
- Apt 1	US \$2,425
- Apt 2	US \$2,425
- Apt 3	US \$2,425

Est. Annual Net Yield: 4.1%

OTHER COMMENTS:

- Nestled between Newark Ave and Columbus Drive, this property is equidistant to Hamilton Park and Van Vorst Park. Additionally, the home is within a short walk of shops, bars, and cafes on Grove Street, along with the Grove Street PATH station servicing Mid and Downtown Manhattan. The home is in good condition and has a private backyard area.

LOCATION:



ADDRESS: 16 West Hamilton Place, Jersey City, NJ 07302

REGION: Downtown



PROPERTY DESCRIPTION:

- 2-family attached
- Apt 1: 1 bed/1 bath
- Apt 2: 3 bed/2 bath
- Approximate land size 1,100 sq ft
- Walk Score®: 96
- Transit Score®: 79

KEY STATISTICS:

Acquisition Date: 7 October 2015

Total Acquisition Cost: US \$1,523,205

Est. Monthly Rents:

- Apt 1	US \$3,295
- Apt 2	US \$7,299

Est. Annual Net Yield: 4.0%

OTHER COMMENTS:

- Facing Hamilton Park, this brick home is in a prime location. The home comes with original detail including pocket doors, fireplaces, wood trim and moldings. The home has traditionally been a two-family with a garden rental, but is currently being used as a single family home. URF has already established a significant portfolio of homes in the Hamilton Park neighborhood, and this home is an exciting addition.

LOCATION:

