

14 July 2015

US Masters Residential Property Fund (Fund)

ASX Code: URF

Investment and NTA Update – 30 June 2015

NTA update

The estimated unaudited net tangible asset before withholding tax on unpaid distributions as at 30 June 2015 was \$1.86* 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 June 2015 would be \$1.72* 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 nine properties for a total acquisition cost of US\$13.7 million. Please find detailed descriptions of each property on the following pages.

The Fund also closed on the sale of three properties for a combined sales price of US\$2.7 million with the net proceeds to be redeployed into the target market.

Fund update

On 23 June 2015, the Responsible Entity of the Fund was pleased to announce a distribution for the period ending 30 June 2015 of 5 cents per unit. The payment date is expected to be on or around 10 August 2015.

During the month, Dixon Advisory USA was honoured with the “Rising Star” award at the New York Construction Awards, an annual event which honours valuable contributions to New York City by industry leaders in construction, design and development. Please see below for more details.

*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.

Dixon Advisory USA honoured with “Rising Star” Award

Dixon Advisory USA was presented with the Rising Star Award at The New York Construction Awards, an annual event which honours valuable contributions to New York City by industry leaders in construction, design and development.

Alan Dixon, CEO of Dixon Advisory USA, was thrilled to see their Architectural, Design and Project Management teams’ efforts highlighted at the ceremony alongside other esteemed industry leaders.

“What began as a limited operation just four years ago has grown into a thriving company at the forefront of our industry. In that time, Dixon Advisory USA has moved from small-budget projects to high-end renovations that reclaim turn-of-the-century details and restore previously uninhabitable properties in neglected neighbourhoods, setting the stage for continued development and growth within communities. We attribute the depth of our success to our innovative strategy, our talented in-house teams, and our commitment to local communities,” Mr Dixon said.

“I would like to congratulate the entire US team for their contributions to the rapid expansion of Dixon Advisory USA’s operations and the unrivalled quality of the residential projects we undertake.”

The awards were presented by Anchin, Block & Anchin LLP in cooperation with the New York Building Congress and industry partners, the American Council of Engineering Companies of New York and the American Institute of Architects New York Chapter.

The keynote speaker at the event was Carmen Bianco, President of Metropolitan Transportation Authority (MTA) New York City Transit.

ADDRESS: 103 Greene Avenue, Brooklyn, NY 11238

REGION: Clinton Hill



PROPERTY DESCRIPTION:

- 2-family attached
- Apt 1: 1 bed/1 bath
- Apt 2: 4 bed/2 bath
- Approximate land size 1,363 sq ft
- Walk Score®: 97
- Transit Score®: 100

KEY STATISTICS:

Acquisition Date: 1 June 2015

Total Acquisition Cost: US \$2,999,102

Est. Monthly Rents:

- Apt 1 US \$3,495
- Apt 2 US \$12,495

Est. Annual Net Yield: 4.2%

OTHER COMMENTS:

- This 20-foot wide Brooklyn brownstone has been kept in pristine condition and is currently configured as a two-family residence. The property is located within blocks of multiple subway lines, facilitating transportation throughout the New York area, and is a short walk to the Barclays Center for entertainment events.

LOCATION:



ADDRESS: 25 Poplar Street, Jersey City, NJ 07307

REGION: Jersey City Heights



PROPERTY DESCRIPTION:

- 1-family detached
- Apt 1: 3 bed/3 bath
- 2 parking
- Approximate land size 2,500 sq ft
- Walk Score®: 93

KEY STATISTICS:

Acquisition Date: 1 June 2015
Total Acquisition Cost: US \$616,042
Est. Monthly Rents:
- Apt 1 US \$3,995
Est. Annual Net Yield: 4.5%

OTHER COMMENTS:

- This detached, stucco home is located in the Heights section of Jersey City. The home itself is newer construction, and has a host of appealing features including a sauna, Jacuzzi tub, and two-car parking.

LOCATION:



ADDRESS: 118 Mercer Street, Jersey City, NJ 07302

REGION: Downtown



PROPERTY DESCRIPTION:

- 3-family attached
- Apt 1: 2 bed/1 bath
- Apt 2: 1 bed/1 bath
- Apt 3: 1.5bed / 1bath
- Approximate land size 1,138 sq ft
- Walk Score®: 97

KEY STATISTICS:

Acquisition Date:	4 June 2015
Total Acquisition Cost:	US \$1,452,177
Est. Monthly Rents:	
- Apt 1	US \$4,500
- Apt 2	US \$3,500
- Apt 3	US \$3,500
Est. Annual Net Yield:	4.1%

OTHER COMMENTS:

- Nestled on a tree-lined street in Downtown Jersey City amongst classic townhomes, this attached brick home is a short walk from Van Vorst Park and the restaurants and shopping of Grove Street. The home is complete with many details typical of Downtown Jersey City, including shutters, fireplaces and detailed woodwork.

LOCATION:



ADDRESS: 64 Devoe Street, Brooklyn, NY 11211

REGION: East Williamsburg



PROPERTY DESCRIPTION:

- 2-family attached
- Apt 1: 3 bed/1.5 bath
- Apt 2: 1 bed/1 bath
- Approximate land size 904 sq ft
- Walk Score®: 98
- Transit Score®: 93

KEY STATISTICS:

Acquisition Date: 5 June 2015

Total Acquisition Cost: US \$1,377,757

Est. Monthly Rents:

- Apt 1 US \$6,500
- Apt 2 US \$2,750

Est. Annual Net Yield: 4.2%

OTHER COMMENTS:

- This attached two-family frame home is located in East Williamsburg, one of Brooklyn's latest emerging neighborhoods. Located just two minutes from the L-Train, residents can be to central Manhattan in just 12 minutes.

LOCATION:



ADDRESS: 19 Sherman Place, Jersey City, NJ 07307

REGION: Jersey City Heights



PROPERTY DESCRIPTION:

- 1-family attached
- Apt 1: 2 bed/2 bath
- Approximate land size 3,384 sq ft
- Walk Score®: 86

KEY STATISTICS:

Acquisition Date: 8 June 2015
Total Acquisition Cost: US\$606,589
Est. Monthly Rents:
- Apt 1 US \$3,750
Est. Annual Net Yield: 4.2%

OTHER COMMENTS:

- This single-family home is located within a short walk of the 2nd Street Light Rail station, providing quick transportation throughout Hudson County and to transportation hubs servicing Manhattan. The home boasts original details such as a marble fireplace, molding, pocket doors, and has an extra deep lot providing ample outdoor space.

LOCATION:



ADDRESS: 176 North 6th Street, Brooklyn, NY 11211

REGION: Williamsburg



PROPERTY DESCRIPTION:

- 3-family attached
- Apt 1: 1 bed/1 bath
- Apt 2: 1 bed/1 bath
- Apt 3: 1 bed / 1bath
- Approximate land size 2,000 sq ft
- Walk Score®: 99
- Transit Score®: 90

KEY STATISTICS:

Acquisition Date: 8 June 2015

Total Acquisition Cost: US \$3,179,414

Est. Monthly Rents:

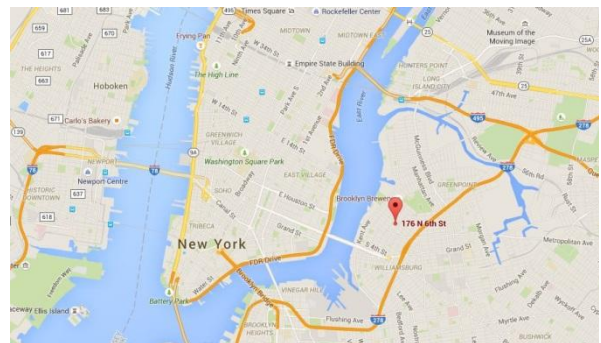
- Apt 1	US \$5,850
- Apt 2	US \$5,850
- Apt 3	US \$5,850

Est. Annual Net Yield: 4.1%

OTHER COMMENTS:

- Located less than one block from the shops, cafes, restaurants and bars of Bedford Ave, this attached brick home is located in a prime location in one of Brooklyn's trendiest neighborhoods. The home itself is in good condition, with a large backyard area, and room for expansion.

LOCATION:



ADDRESS: 44A Eldert Street, Brooklyn, NY 11207

REGION: Bushwick



PROPERTY DESCRIPTION:

- 2-family attached
- Apt 1: 2 bed/2 bath
- Apt 2: 1 bed/1 bath
- Approximate land size 1,800 sq ft
- Walk Score®: 88
- Transit Score®: 83

KEY STATISTICS:

Acquisition Date:	15 June 2015
Total Acquisition Cost:	US \$792,200
Est. Monthly Rents:	
- Apt 1	US \$3,750
- Apt 2	US \$2,000
Est. Annual Net Yield:	4.2%

OTHER COMMENTS:

- Boasting an attractive brick façade, this townhome features a high degree of detail, not limited to original moldings, ceiling work, and fireplaces. With high ceilings and easy access to multiple subway lines, this home is a focal point in the young, vibrant neighborhood of Bushwick.

LOCATION:



ADDRESS: 705 Jersey Avenue, Jersey City, NJ 07302

REGION: Downtown



PROPERTY DESCRIPTION:

- 1-family attached
- Apt 1: 3 bed/2.5 bath
- Approximate land size 816 sq ft
- Walk Score®: 96

KEY STATISTICS:

Acquisition Date: 17 June 2015

Total Acquisition Cost: US \$802,075

Est. Monthly Rents:
- Apt 1 US \$7,250

Est. Annual Net Yield: 4.4%

OTHER COMMENTS:

- This attached brick home is located in one of Jersey City's most desirable neighborhoods, steps away from Hamilton Park and its surrounding restaurants and attractions. The home has maintained its character throughout the years, including considerable woodworking details.

LOCATION:



ADDRESS: 1219 Garden Street, Hoboken, NJ, 07030

REGION: Hoboken



PROPERTY DESCRIPTION:

- 1-family attached
- Apt 1: 4 bed/3 bath
- Approximate land size 1,535 sq ft
- Walk Score®: 93
- Transit Score®: 68

KEY STATISTICS:

Acquisition Date:	26 June 2015
Total Acquisition Cost:	US \$1,877,496
Est. Monthly Rents: - Apt 1	US \$11,250
Est. Annual Net Yield:	4.2%

OTHER COMMENTS:

- Located in Northern Hoboken, on one of the town's most desirable streets, this attached stone home includes parquet flooring, high ceilings, and stained glass windows. Within a few blocks are the commercial district of Washington Street and the ferry terminal providing quick and reliable transportation to Manhattan.

LOCATION:

