



PRIVATE &
CONFIDENTIAL

Core Services Opportunity Fund

PASSIVE INCOME + CAPITAL GROWTH

SUMMARY
FULL IM AVAILABLE ON REQUEST



12-14% pa
FORECAST TOTAL RETURN

7-8% pa
FORECAST AVERAGE
CASH DISTRIBUTIONS

3-6 months
FIRST ACQUISITION COMPLETE

Amongst a dynamic economic landscape, a unique window of opportunity currently exists to acquire fundamentally strong commercial assets from motivated sellers.

Our Core Services Opportunity Fund is structured to facilitate the swift acquisition of sites that align with a set criteria, enabling co-investors to invest alongside us in the earlier stages of acquisition as we take advantage of this point in the market and acquire up to three assets valued at \$6-18 million in the coming 12 months.

Time Critical **Market Opportunity**

Forecast interest rate reductions, paired with global volatility creates a potential turning point for commercial property, following a period of subdued growth marked by inflation-driven rate hikes.

The income generated through commercial property investment is closely tied to interest rates. As borrowing costs fall, the potential for income and capital uplift increases. At the same time, falling interest rates also signal lower returns from traditional safe havens like term deposits. As these become less appealing, investor appetite for alternative income generating assets increases, creating greater competition, and in turn, upward pressure on property values.

Structure & Process

Investors electing to participate in the Fund are required to provide a 5% deposit at time of application, which will be held in a high interest account with income accrued monthly until the first asset is acquired (this period is referred to as the Establishment Phase).

The Establishment Phase will accommodate the relevant identification, due diligence and acquisition of sites meeting the set criteria. Upon asset identification, an asset specific Information Memorandum (IM) addendum will be issued to investors for review.

Should an investor choose to proceed with their investment, the balance of committed capital will be due. Income accrued during the Establishment Phase will be paid to the investor, and a five year investment term commences, with cash distributions being paid quarterly.

TARGET ACQUISITIONS

Criteria that underpins resilience and growth

△ **Buildings with Design Flexibility**
THAT CAN ACCOMMODATE A RANGE OF TENANTS

△ **High Underlying Land Value**

△ **Existing or Potential Occupancy**
BY BUSINESSES WITH:

1. Operations primarily supported by non-discretionary spend (sectors such as childcare, medical, allied health, supermarkets and certain industrial markets)
2. Lease expiries of 5+ years
3. Leases backed by financial assurity (Bank Guarantees, Director Guarantees and/or landlord rights over fit-out etc)



For more **information**

Please get in touch with Adrian Fiore to discuss the opportunity in detail and review the full IM:

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