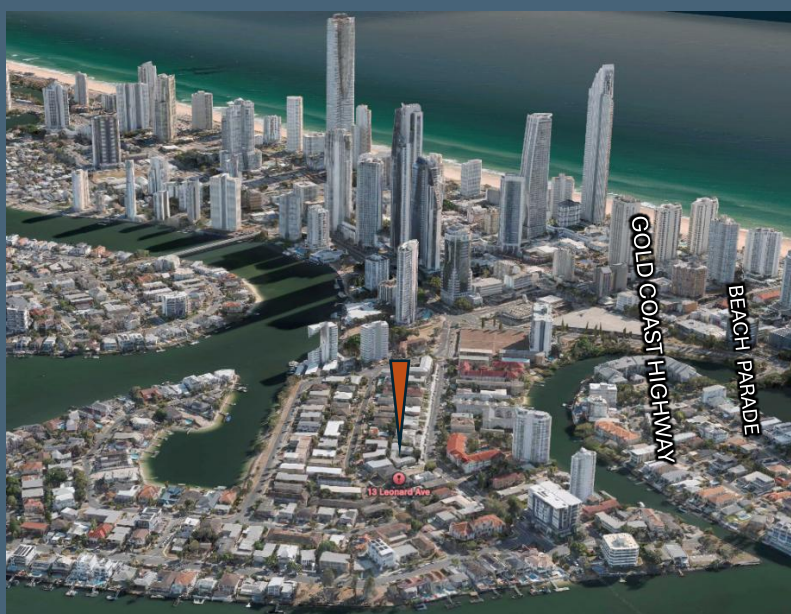


SURFERS PARADISE COMMERCIAL PROPERTY

OPEN TO WHOLESAL INVESTORS ONLY

Rockworth Capital Pty Ltd AFSL 483942 is inviting expressions of interest for the opportunity to purchase units in a newly established managed investment. This investment aims to acquire 4 Lots of adjoining real estate which comprises residential units, a commercial premises and a vacant block of land. They are located at 18-20 Peninsular Drive Surfers Paradise & 13-15 Leonard Avenue, Surfers Paradise QLD 4217.



THE PROJECT

- Purchase of 4 lots of mixed-use property in a premium location in Surfers Paradise, QLD, close to one of the world's best beaches
- Build a tilt slab pre-fabricated building on the vacant land suitable for commercial tenancy.
- Convert the residential units into a short-term accommodation for an experienced operator to lease
- Secure a 10 year lease agreement with tenant with annual rent escalations and 2x 5 year options

EXPECTED TIMEFRAME

The contracts for the purchase were signed by the mid March 2025 and due diligence has been completed. Settlement is due October 2025, providing Rockworth Capital Pty Ltd with a three-month window to secure the necessary capital to complete the project. In the event the minimum required investment is not raised, all contributions will be fully refunded

THE DETAILS

Total Purchase Price	\$7,968,000
Stamp Duty, Legal, Due Diligence, and Other Costs	\$1,488,082
Renovation Costs (Residential to Commercial)	\$3,505,882
Total Project Cost	\$13,073,772
Initial Year Lease Payment	\$860,000 (after completion)
First Year Yield (Net of Fund Expenses)	6.45% pa and growing to 8.43% pa in year 5

THE OFFER WILL BE OPEN TO ALL WHOLESALERS WITH A CURRENT CERTIFICATE SIGNED BY AN ACCOUNTANT AS SPECIFIED IN THE CORPORATIONS ACT 2001 (CTH).

Units	\$1.00
Minimum Investment	\$200,000 or negotiated with Rockworth Capital Pty Ltd
Min subscription	\$8,292,972
Loan expected	\$4,780,000 initial LVR 36.6% Across property and cash security

THE TENANT

The current operator of Banana Backpackers Reece Keys, brings a wealth of experience to the project as a long-established and iconic business in Brisbane's tourism industry. With a strong family history of managing similar businesses in Bundaberg, Reece transitioned to Brisbane to successfully operate the Petrie Terrace property. The Petrie Terrace property known as banana backpackers was renovated and is currently operating under the guidance of the same team as this Commercial property venture.



Warning

This document is not an offer document as prescribed in Chapter 7 of the Corporations Act 2001 (Cth). The signing of this is non-binding on the investor and does not create any relationship between the investment manager, the AFSL or the entity signing this document. This document is for information purposes only and no statements within can be relied on by any party. This is solely to be used by the investment manager to establish its ability to raise the minimum equity needed to fund the purchase of the property.

Register your interest

Name: _____

Expected Investment amount: _____

Return to: applications@rockworthcapital.com.au