



# NorthRock

Opportunity Fund  
Arana Hills

**Fund Update  
Number 11**

# Fund Update

NorthRock Investments is pleased to announce the eleventh update for our NorthRock Opportunity Fund - Arana Hills

## 01

### Civil Works Commence

#### Property Valuation Update

The Trustee is pleased to announce that civil works has commenced of site at 139 Bunya Road, Arana Hills.

- The remaining tenant has vacated
- The body corporate of adjoining property and neighbours notified of impending work via Surveyor
- The asbestos contractor has completed asbestos removal from the house onsite, ready for demolition contractor
- The demolition contractors are onsite and have levelled all buildings and are in the process of sorting materials for removal and scrapping
- The civil contractors are on site and have begun earthworks on the southern boundary, whilst demolition works occur in other areas of the site
- Preparations are being made for shot creating of the existing retaining wall on the southern boundary

Further information is set out in the Information Memorandum dated 22 May 2024.

To review previous updates please [visit this link.](#)

Site Pictures



## **FUND OVERVIEW**

The Trustee is seeking to deliver Investors a pre-tax return of 15% per annum on their investment money for the term of the Fund, net of fees and costs but excluding tax, while preserving Investor capital.

## **INVESTMENT STRATEGY**

The Trustee will use the equity raised under the Offer to lend to its related body corporate, the Borrower, for the purposes of:

- a) acquiring the Property and then developing the Project on the Property;
- b) to pay the costs of the Offer; and
- c) to pay management fees to the Trustee and the costs of operating the Fund.

## **PROJECT SUMMARY**

The acquisition of the Property, the subdivision of the Property into three lots and the construction on those lots of:

- commercial gym and associated parking;
- self - storage complex; and
- a series of industrial units.

Development approval for the Project has been lodged but not yet council approved, and so ultimately the Project may differ.

## **HOW TO APPLY**

Application for investment can be made on the application form contained in the Information Memorandum.

The Offer opened on 19 April 2024. Units will be issued progressively, usually within five business days of acceptance of applications.

To obtain an Information Memorandum please call 1300 667 789 or visit [www.northrock.com.au](http://www.northrock.com.au)

## ABOUT NORTHROCK

The NorthRock group began its evolution in 2017. NorthRock endeavors to democratise property investment opportunities, by providing access to quality assets that are typically available only to the well healed.

Our expertise is practical, not just theoretical and proven.

NorthRock's strengths are in the depth of experience and relationships within the industries invested into.

The experienced NorthRock team generate tangible returns, through a considered approach to real estate investment.

With abilities honed over many decades working across every aspect of real estate assets, NorthRocks' team exudes experience, and strong relationships within the industry.

This makes NorthRock somewhat different to other fund managers. We approach investments from an 'Asset First' perspective based on realisable returns, not paper profits.

Real People delivering Real Returns for Real Investors.

NorthRock Communications Team

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