

The Residential Property Fund

About the Fund

A Unique Offering. Residential Property prices have made it complicated for many property investors. This is a product to allow investors to outsource their Residential Property investing and capture the upside potential of prestige and premium Residential Property without the decision making, low yields, personal debt, individual property issues and timing concerns. **The Residential Property Fund** aims to provide a strong income stream with investments in a variety of high yielding existing property and mortgage funds. The Fund-to-Fund Model will complement our Active Strategy to secure Residential Property as standalone properties and Boutique Development Sites in Sydney and The Sydney Region.

Our Strategy

Fund to Fund Model. 50.00% of the fund will invest in high yielding Property and Mortgage Funds, and often with additional Capital Uplift potential.

Direct Residential Property. 50.00% of the fund will invest in Residential Property to target capital uplift and to grow the rental income streams.

The Fund is targeting a 10.00% IRR with potential for further upside from active management of the assets. The Fund will have **No Borrowings**.

Our Process

Bedrock Funds employs a bottom-up approach aimed at identifying Residential Property that has the ability to grow in value meaningfully and consistently as well as contribute a strong yield which traditionally has been on the lower side. Typically, our investment process will look to uncover property that has strong upside potential by its location and desirability and the ability to create multiple assets and income streams from the one investment purchase.

Bedrock Funds has a series of property experts in our preferred locations looking for the right Residential Property Sites to include in the portfolio.

Fund	The Residential Property Fund
Trustee	AMAL Trustees
Fund Manager	Bedrock Funds Pty Ltd
Asset Class	Residential Property
Investment Type	Mult Assets + Open Ended Fund
Investment Location	Sydney + The Sydney Region
Account Bank	Commonwealth Bank
Min Initial Investment	\$ 100,000
Investor Type	Wholesale Clients only
Initial Investment Term	12 months
Target Annual Distribution	The RBA Cash Rate*
Distributions Paid	Annually in June
Target Annual Capital Uplift	4.00% to 6.00% pa*
Fund Inception	1st September 2024
Fund Target FUM	\$ 250,000,000 within 5 Years

Fund to Fund

Target 50% of Fund Assets

Harvesting Specialist Funds
Strong Distribution
Capital Uplift
Liquidity
Excellent Track Records
Existing Relationships

High Yielding Mortgage Funds

30 Day Maturity

High Yielding Mortgage Funds

12 Months Maturity

Wholesale Property Funds

12 Months plus
Commercial & Retail
Office & Industrial
Farming & Agriculture
Private Joint Ventures

Listed Property Investments

ASX + IPO + Sector Opportunities

Residential Property

Target 50% of Fund Assets

Actively Securing Sites
Strong Capital Uplift
Growing Rental Income
Sydney + The Sydney Region
No Borrowings

Residential Property

Standalone

1 + 2 and 3 Bedroom Units
Distressed Property
Waterfront Property
Premium Property

Residential Property

Development Sites

Small Boutique Sites (6 to 12 Units)
Duplex Sites
Asset Creation
Build to Rent
Land Subdivisions

Key Investor Contacts

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*Disclaimer - Past performance is not indicative of future results and should not be the only factor considered when selecting an investment. Individual taxes are excluded, and ongoing fees and expenses have been applied. This information is general information only and does not take into account your individual objectives, financial situation or needs. You should assess whether the information is appropriate for you and strongly consider obtaining financial advice prior to making an investment decision. To invest in Units in The Residential Property Fund (Fund), please read the IM for the Fund (Information Memorandum) available from our website www.bedrockfunds.com.au. The Terms for Units in the Fund are issued by Bedrock Funds Pty Limited ABN 74 668 545 408, CAR No. 001311126 on 1 September 2024.