

O'SULLIVAN FAMILY SUPERANNUATION FUND
PROFIT/LOSS ON DISPOSAL OF INVESTMENT AT 19 DECEMBER 2012

Asset Details

Account Code 784/025
 Asset Opus Property Trust No 15
 Date Sold 19 December 2012

Transactions Details

Transaction Date	Transaction Type	Units	Cost	Cost Base Adjust [^]	Adjusted Cost Base	CPI Purchase	CPI Sale	CGT Cost Base	Consideration	Method	Taxable Profit/(Loss)*	Non Taxable Profit/(Loss)*
02/10/2003	Purchase	20,000.0000	5,080.00	5,510.31	(430.31)			(430.31)		Discounted * Indexation	286.87 430.31	143.44
02/10/2003	Instalment									Other *		
02/10/2003	Instalment									Other *		
		20,000.0000	5,080.00	5,510.31	(430.31)			(430.31)			286.87	143.44

[^] Tax adjustments include deferred tax and tax free components.

* Best/selected method

Transaction Date	Transaction Type	Income	Tax Deferred	Building Dpn	Tax Free	CPI Income	CPI Sale	Indexed Tax Deferred
20/06/2007		152.0600	1,790.46					1,790.46
30/06/2008		147.1600	1,790.42					1,790.42
30/06/2009		45.6100	1,417.17					1,417.17
20/04/2010		39.2700	347.11					347.11
05/12/2012		165.1500	165.15					165.15
		549.2500	5,510.31					5,510.31

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Disposal Details

		Profit/(Loss) Summary	<u>Taxable</u>	<u>Non Taxable</u>	<u>Total</u>
Units Sold	20,000.0000	- Indexation Method			
Original Cost	5,080.00	- Discounted Method*	286.87	143.44	430.31
Consideration		- Other Method			
Total Tax Deferred^					
- Tax Deferred and Tax Exempt	5,510.31				
- Tax Free	0.00				
Building Depreciation		(Building depreciation is not included in the calculations or journal entries but as an adjustment to Taxable Capital Profits/(Losses))			
Total Profit/(Loss)	430.31				

For assets acquired before 21 September 1999 and held for 12 months or more, a fund can calculate capital gains using either the Indexation Method or the Discounted Method. For assets acquired after 21 September 1999 and held for 12 months or more, a fund can only calculate capital gains using the Discounted Method. For assets held less than 12 months, neither the Indexation Method or Discounted Method can be used. These disposals generate "Other" Capital Gains/Losses.

Journal Entry

This Journal Entry assumes the consideration received has been posted to the Disposal of Investments Proceeds Account (A/c: 491)

Account Description	Account	Units	Debit	Credit	Tax Deferred	Disc Capital Gain
Disposal of Investments Proceeds Account	491					
Opus Property Trust No 15	784/025	20,000.0000		5,080.00		
Taxable Profit/(Loss)	235/025			286.87		
Non Taxable Profit/(Loss)	236/025			143.44		
Distributions Received	238/025		5,510.31		5,510.31	

* Best/selected method

^ Tax adjustments include deferred tax and tax free components