

Re: Abundance SF 2022FY

Suzanne <suzanne@enrichyourjourney.com>

6 December 2022, 10:01 AM

To: Gisella D'Orio <Gisella@greenfrogsuper.com.au>

Hi Gisella

Apologies for the slow reply, there's been a bit going on in my world (I was bitten on the face by a dog during my volunteer dog rescue work & had surgery. I am in go slow mode now but know I'll be back to normal & I still love dogs).

I'd say Cecilia St is around \$870K. If you'd like to read my long winded thinking it's here -

My unit is ground floor and it faces south which makes a difference. Unit 81 sold for \$900K in August 2022 - it's lighter (not ground floor) with a superior aspect. Unit 99 sold for \$970K (also in August) while it's aspect is superior, it also has the major drawback in the complex of being on the top floor and hence it has cathedral ceilings. People love them & pay a substantial premium. The other comparable sale is unit 35 in October last year for \$935K - it's ground floor like mine & is actually in the same building (there are several buildings in the complex) but faces the opposite direction so has a better aspect, more privacy & it sold in a stronger market (well before those nasty interest rate rises started) so that also points to around \$870K.

Fine to go with \$1050M for no. 58. On paper it's a good increase! Comparables are more tricky as it's much less of a commodity than the above unit. While it's in need of work & is very basic compared to most of its neighbours, the location is stunning.

I cannot account for the funds which left my offset account. This was generated by Mortgage House & it looks like an error they need to fix. You'll see I've copied you in on an email I just sent. I don't even have the capacity to electronically operate my offset account. I can only do it manually via a written request to Mortgage House & a substantial fee. Something I'm not happy about at all. In fact I'd love to refinance but I need to sort out some admin first.

Thanks for everything.
Suzanne

On 2 Dec 2022, at 8:30 am, Gisella D'Orio <Gisella@greenfrogsuper.com.au> wrote:

Hi Suzanne,

Hope you're having a great week,

An update that your Fund's financial statements have been prepared and are ready for the audit.

I wanted to confirm the expected market value of the properties. The online comparatives are suggesting the following, let me know if that's about right:-

<image.png>

In addition, the following payment doesn't appear to have hit the intended loan account. It might have gone to a personal account by mistake. If that is the case, please send through confirmation of the reimbursement to the Fund.

<image.png>

Many thanks,

Gisella D'Orio

Chartered Accountant

www.greenfrogsuper.com.au

gisella@greenfrogsuper.com.au

<sigimage1.png>

PO Box 227 Ballina NSW 2478

<sigimage2.png>

Client Referrals are very important to our business. If you know of any colleagues, friends or family members who may benefit from our services, please do not hesitate to contact me.

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