

TRUST ACCOUNT RECEIPT (ORIGINAL)

Agents Financial Administration Act 2014 Trust Account Receipt

Receipt Amount: \$38,500.00
Total Tax: \$0.00
Receipt No: 1840
Issue Date: 15/09/2020
Issued By: April Slater

Payment Received By:
Catalyst Commercial Real Estate Pty Ltd T/A Ray White Industrial (Milton)
Ground Floor, 65 Park Road
Milton, QLD
4064, Australia
P: 61 7 3331 5444
E: industrial.milton@raywhite.com

RayWhite.

Officer in Effective Control/Licensed Estate Agency:
Stephen Ferguson

ABN: 98122735871**Real Estate Licence Number:** 3307027

Receipt Details

Property: 8 / 224 New Cleveland Road
Tingalpa, Queensland
4173, Australia
Vendor/s: Tingalpa Park Pty Ltd
Date Received: 9/09/2020
Date Reconciled: 10/09/2020
Received From: Darryl & Rebecca Green
Reference:

Payment Method: EFT

Receipt Allocation

Invoice:	Description:	Paid (excl):	Tax:	Total:
3206226	Sale Deposit	\$38,500.00	\$0.00	\$38,500.00
		Total Paid		\$38,500.00

Operator Signature: April Slater

TRUST ACCOUNT RECEIPT (ORIGINAL)

Agents Financial Administration Act 2014 Trust Account Receipt

Receipt Amount: \$10,000.00
Total Tax: \$0.00
Receipt No: 1746
Issue Date: 15/09/2020
Issued By: April Slater

Payment Received By:
Catalyst Commercial Real Estate Pty Ltd T/A Ray White Industrial (Milton)
Ground Floor, 65 Park Road
Milton, QLD
4064, Australia
P: 61 7 3331 5444
E: industrial.milton@raywhite.com

RayWhite

Officer in Effective Control/Licensed Estate Agency:
Stephen Ferguson

ABN: 98122735871

Real Estate Licence Number: 3307027

Receipt Details

Property: 8 / 224 New Cleveland Road
Tingalpa, Queensland
4173, Australia
Vendor/s: Tingalpa Park Pty Ltd
Date Received: 27/08/2020
Date Reconciled: 28/08/2020
Received From: Darryl & Rebecca Green
Reference:

Payment Method: EFT

Receipt Allocation

Invoice: 3177785
Description: Sale Deposit (8/224 New Cleveland Rd, Tingalpa)

Paid (excl):	Tax:	Total:
\$10,000.00	\$0.00	\$10,000.00
Total Paid		\$10,000.00

Operator Signature: April Slater

TRUST ACCOUNT RECEIPT (ORIGINAL)

Agents Financial Administration Act 2014 Trust Account Receipt

Receipt Amount: \$1,000.00
Total Tax: \$0.00
Receipt No: 1438
Issue Date: 17/06/2020
Issued By: April Slater

Payment Received By:
Catalyst Commercial Real Estate Pty Ltd T/A Ray White Industrial (Milton)
Ground Floor, 65 Park Road
Milton, QLD
4064, Australia
P: 61 7 3331 5444
E: industrial.milton@raywhite.com

RayWhite.

Officer in Effective Control/Licensed Estate Agency:
Stephen Ferguson

ABN: 98122735871

Real Estate Licence Number: 3307027

Receipt Details

Property: 8 / 224 New Cleveland Road
Tingalpa, Queensland
4173, Australia

Vendor/s: Tingalpa Park Pty Ltd

Date Received: 15/06/2020

Payment Method: EFT

Date Reconciled: 17/06/2020

Received From: Darryl & Rebecca Green

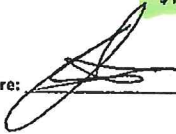
Reference:

Receipt Allocation

Invoice: 3046476
Description: Sle Deposit - 8/224 New Cleveland Rd, Tingalpa

Paid (excl):	Tax:	Total:
\$1,000.00	\$0.00	\$1,000.00

Total Paid \$1,000.00

Operator Signature: 

GREEN FAMILY SUPER FUND
30-Jun-21

RECONCILIATION OF PROPERTY COST

\$	495,000.00	COST
\$	49,500.00	GST - PAID FROM BANK TO COVER GST
\$	<u>544,500.00</u>	CONTRACT PRICE

-\$ 295,964.50 FROM LOAN SETTLEMENT

-\$ 197,016.09 PAID FROM BANK

-\$ 1,150.00 LEGALS FROM BANK

-\$ 17,519.00 STAMP DUTY AND FEES FROM LOAN SETTLEMENT

-\$ 2,604.56 LEGALS PAID FROM LOAN SETTLEMENT

-\$ 514,254.15 TOTAL COST (EX GST)

Settlement Disbursement Schedule

Lender Perpetual Corporate Trust Limited
Mortgage Manager Mortgage Mart of Australia
Borrowers Ryker Green Super Pty Ltd ACN 641 779 311 both in its own right and in its capacity as trustee for Green Family Super Fund ABN 58 545 569 019
Security 8/224 New Cleveland Road, Tingalpa, Queensland 4173
Loan No 13213-400075304
Settlement Date Tuesday 24 November 2020 at 3:00pm
Loan Amount \$320,000.00
Gadens Details 202040063 (Eric Liu)

Payee	Disbursement Details	Amount
13213-400075304 - Variable rate account No 1 - \$320,000.00		
Perpetual Corporate Trust Limited	Lender Protection Fee	\$800.00
Mortgage Mart of Australia	Application fee (Manager)	\$599.00
Perpetual Corporate Trust Limited	Annual facility fee	\$395.00
Gadens Lawyers Practice Trust Account	Bank cheque fees	\$60.00
Gadens Lawyers Practice Trust Account	Our Fees & Outlays comprising: Professional fees \$990.00 Other fees \$85.00 Other Charges (subject to GST) Search fees Company Search \$30.40 PPSR Search \$35.20 Title Search \$46.80 Plus GST \$118.74 Registration (State Government fees): Memorandum of Transfer \$1,379.00 Release Mortgage \$195.00 Mortgage \$195.00	\$3,075.14 FORMATION COSTS \$1306.14 PART OF STAMP DUTY
Mortgage Mart of Australia	Settlement fee (Manager)	\$399.00
Office of State Revenue	Settlement Monies (Settlement Monies)	\$15,750.00
Spot on Conveyancing	Settlement Monies (Settlement Monies)	\$798.76
Infotrack	Settlement Monies (Settlement Monies)	\$305.80
Thomson Geer Lawyers	Settlement Monies (Settlement Monies)	\$1,500.00
Westpac Banking Corporation	Settlement Monies (Settlement Monies)	\$295,964.50
Tingalpa Park Industrial CTS 53836	Settlement Monies (Settlement Monies)	\$352.80
Total Loan Amount		\$320,000.00

BORROWING EXP.
 STAMP DUTY + FEES
 LEGALS
 BANK FEES

GREEN FAMILY SUPER FUND
30-Jun-21

BORROWING COSTS

			<u>BALANCE</u>
24/11/2020	\$	214.77	\$ 1,583.23
2021	\$	359.60	\$ 1,223.63
2022	\$	359.60	\$ 864.03
2023	\$	359.60	\$ 504.43
2024	\$	359.60	\$ 144.83
2025	\$	144.83	\$ -
		<u>\$ 1,798.00</u>	