

Miranda Exelby

From: Channers on Norfolk <ask@channersonnorfolk.com>
Sent: Tuesday, 6 October 2020 1:48 PM
To: Miranda Exelby
Subject: FW: Channers on Norfolk - valuation

Hi Miranda

Please read the info below regarding the changeover to 6% of the SMSF investment value to determine the rent. It kicked in from 1 April 2020 in line with the purchase of the other Super Fund interest.

I'll find the first email I sent to Brad which has the attachments for the Deed and contract etc.

Hope that sorts it out.

Also, how are the fins and tax returns going? I know you have Brad or someone checking them. I just need them for that CBA SME loan application if possible.

Cheers
Kerri-Ann and Steve Brooks
Managers



PO Box 981
Norfolk Island NSW 2899
Ph: 02 5521 3000 / + 6723 50532
www.channersonnorfolk.com

From: Bradley Grogan <b.grogan@dgz.com.au>
Sent: Sunday, 5 July 2020 1:52 PM

To: ask@channersonnorfolk.com
Subject: RE: Channers on Norfolk - valuation

Excellent – thank you.

No further action is required on your behalf.

Kind regards

Bradley Grogan FCA
Partner | DGZ Chartered Accountants

Ground Floor | 24 Barolin Street | Bundaberg QLD 4670
PO Box 1935 | Bundaberg QLD 4670
P: (07) 4152 4677
E: b.grogan@dgz.com.au
W: www.dgz.com.au



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From: Channers on Norfolk [<mailto:ask@channersonnorfolk.com>]
Sent: Sunday, 5 July 2020 12:41 PM
To: Bradley Grogan
Subject: RE: Channers on Norfolk - valuation

Thanks Brad

We do believe this reflects the current market value of the SMSF interest in the freehold building.

Cheers
Kerri-Ann and Steve Brooks
Managers



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From: Bradley Grogan <b.grogan@dgz.com.au>
Sent: Sunday, 5 July 2020 12:52 PM
To: ask@channersonnorfolk.com
Subject: RE: Channers on Norfolk - valuation

Hi Kerri – Ann,

Thanks for the information. The carrying value in the accounts as at 30/06/2019 was just on \$197,000 for your SMSF. Please advise if you believe this reflects *the current market value of the SMSF interest* in the freehold building. If so, given that your fund is still in accumulation phase, I am happy to use this amount.

Many thanks and I will await your conformation.

Kind regards

Bradley Grogan FCA
Partner | DGZ Chartered Accountants

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From: Channers on Norfolk [<mailto:ask@channersonnorfolk.com>]
Sent: Thursday, 2 July 2020 11:08 AM
To: Bradley Grogan
Subject: Channers on Norfolk - valuation

Hi Brad

Good to see you are all back in action, however, I asked Emma Deighton recently about Jayne and realise she is no longer with you. That's a shame.

We received a letter from you yesterday (dated 9 June) for our Team Brooks Super Fund regarding a valuation, lease arrangements and contribution caps.

Attached is a bank valuation for just the portion of Channers that is owned by the Super Funds. It was created as a walk-in valuation at the time we were trying to buy out the other super fund with a loan. It is dated Nov 2018. We have really just one real estate now operating on the island and they are pretty green at the process (new owners). I am not sure they would be able to give an accurate curb-side valuation for just the one portion of Channers but we can try them if you need it. Can I please ask what the value is you have on file from the last one recorded?

As per the lease agreements, we have the original lease still in place but with a Deed to change some of the conditions (see attached). We discussed the idea with you earlier this year to be sure it was above board and the Alfredsons (the other Super Fund) agreed with the terms. We started the process from 1 April 2020 (right after the island shut down it's borders. The documents are attached regarding the sale, deed to the lease and payment information.

Rent is 6% x \$200,000 = \$12,000

We changed our rental payment to the Team Brooks Super Fund to 6% (same as Alfredson Super Fund) of initial investment \$140K + \$60K renovation spend = \$200K investment. This has been \$1,000/mth for April/May/June 2020. The purchase of the Alfredson Super Fund share is being done in our own names, not our Super Fund – FYI. The attached payment details are just FYI to put it all together but it does not have any bearing on our own Super Fund. The only change to the Channers/Team Brooks Super Fund arrangement is the percentage payable.

As for extra contributions – that was to happen until we went to a \$0 income on 17 March.

Let us know if you need further info and if you would like us to ask the local real estate for their thoughts.

Cheers
Kerri-Ann and Steve Brooks
Managers



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Norfolk

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