

McLean Superannuation Fund
Unrealised Capital Gains as at 30 June 2019

Quantity /Description	Accounting Treatment			Taxation Treatment								
	Market Value	Original Cost	Accounting Gain/(Loss)	Cost Base Calculation				Capital Gains Calculation				
				Tax Free	Tax Deferred	AMIT	Amount	Indexation	Discountable	Other	Deferred	Capital Loss
<u>Bank</u>												
NAB Bank Account #3813												
30/06/2019	718.04	718.04	718.04	0.00	0.00	0.00	0.00	718.04				0.00
	718.04	718.04	718.04	0.00	0.00	0.00	0.00	718.04				0.00
Bank Total		718.04	718.04	0.00	0.00	0.00	0.00	718.04				0.00
<u>Property Direct Market</u>												
NAB Loan Account #4413												
30/06/2019	(284,160.00)	(284,160.00)	(284,160.00)	0.00	0.00	0.00	0.00	(284,160.00)				0.00
	(284,160.00)	(284,160.00)	(284,160.00)	0.00	0.00	0.00	0.00	(284,160.00)				0.00
Shop 3, 248 Union Road												
4/10/2016	1.00	500,000.00	520,457.00	(20,457.00)	0.00	0.00	0.00	520,457.00				20,457.00
	1.00	500,000.00	520,457.00	(20,457.00)	0.00	0.00	0.00	520,457.00				20,457.00
Property Direct Market Total		215,840.00	236,297.00	(20,457.00)	0.00	0.00	0.00	236,297.00				20,457.00

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Capital Gains Tax Return Summary

Current Year Capital Gains	Indexation	Discount	Other	Deferred	Total Capital Gains	Capital Losses
Shares & Units - Listed Shares	0.00	0.00	0.00	0.00	0.00	0.00
Shares & Units - Other Shares	0.00	0.00	0.00	0.00	0.00	0.00
Shares & Units - Listed Trusts	0.00	0.00	0.00	0.00	0.00	0.00
Shares & Units - Other Units	0.00	0.00	0.00	0.00	0.00	0.00
Australian Real Estate	0.00	0.00	0.00	0.00	0.00	20,457.00
Other Real Estate	0.00	0.00	0.00	0.00	0.00	0.00
Collectables	0.00	0.00	0.00	0.00	0.00	0.00
Other CGT Assets & Other CGT Events	0.00	0.00	0.00	0.00	0.00	0.00
Distributed Capital Gains from Trusts	0.00	0.00	0.00	0.00	0.00	0.00
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>20,457.00</u>
Capital Losses Applied						
Current Year	0.00	0.00	0.00	0.00	0.00	
Prior Years	0.00	0.00	0.00	0.00	0.00	
	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	
Net Capital Gains						
Net Gain after applying losses	0.00	0.00	0.00	0.00	0.00	
Discount applicable		0.00				
Net Gain after applying discount	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	

Gains/Losses on Custom Holding Accounts

Account Name	Book Cost	Value	Gain/(Loss)	Tax Rate %	Tax Effect
	2,456.20	2,456.20	0.00	0.00%	0.00
Custom Holding Accounts Totals	2,456.20	2,456.20	0.00		0.00