

## Arkajon Communications Superannuation Fund

# Rental Property Statement

For the year ended 30 June 2020

|                               |                                       |                            |                     |            |
|-------------------------------|---------------------------------------|----------------------------|---------------------|------------|
| <b>Property</b>               | 20/20 Commercial Road, Melbourne V... | <b>Market Value</b>        | (as at 30/06/2020): | 685,000.00 |
| <b>Property Account Code:</b> | 20COMMERCIALRD                        | <b>Gross Rental Yield:</b> |                     | 3.81%      |
| <b>Property Type:</b>         | Non Residential                       | <b>Net Rental Yield:</b>   |                     | 1.30%      |

|                                         | <b>Tax Return Label</b> | <b>GST Label</b> | <b>2020 \$</b>   | <b>2019 \$</b> |
|-----------------------------------------|-------------------------|------------------|------------------|----------------|
| <b>Income</b>                           |                         |                  |                  |                |
| Property Income                         | Label B                 |                  | 26,120.24        | 0.00           |
| <b>Total Income</b>                     |                         | G1               | <b>26,120.24</b> | <b>0.00</b>    |
| <b>Expenses</b>                         |                         |                  |                  |                |
| Agents Management Fees                  | Label I                 |                  | 1,050.30         | 0.00           |
| Council Rates                           | Label I                 |                  | 1,794.76         | 0.00           |
| Land Tax                                | Label I                 |                  | 945.00           | 0.00           |
| Repairs Maintenance                     | Label I                 |                  | 5,104.00         | 0.00           |
| Strata Levy Fees                        | Label I                 |                  | 7,607.92         | 0.00           |
| Sundry Expenses                         | Label I                 |                  | 45.00            | 0.00           |
| Water Rates                             | Label I                 |                  | 670.30           | 0.00           |
| <b>Total Expenses</b>                   |                         | G11              | <b>17,217.28</b> | <b>0.00</b>    |
| <b>Net Rental Income</b>                |                         |                  | <b>8,902.96</b>  | <b>0.00</b>    |
| <b>GST excluded from total income</b>   |                         | 1A               | <b>2,612.01</b>  |                |
| <b>GST excluded from total expenses</b> |                         | 1B               | <b>1,380.71</b>  |                |