

## S & C McLean Retirement Fund

### Investment Summary as at 30 June 2021

Investment	Units	Average Cost Price	Market Price	Accounting Cost	Market Value	Unrealised Accounting Gain/(Loss)	Accounting Gain/(Loss) (%)	Portfolio Weight (%)
<b><u>Bank</u></b>								
Westpac Bank Account				67,319.61	67,319.61			2.73%
				<b>67,319.61</b>	<b>67,319.61</b>			<b>2.73%</b>
<b><u>Property Direct Market</u></b>								
36-38 port Stephens Street Raymond Terrace	1.00000	2,068,959.2300	2,400,000.0000	2,068,959.23	2,400,000.00	331,040.77	16.00%	97.27%
				<b>2,068,959.23</b>	<b>2,400,000.00</b>	<b>331,040.77</b>	<b>16.00%</b>	<b>97.27%</b>
				<b>2,136,278.84</b>	<b>2,467,319.61</b>	<b>331,040.77</b>	<b>15.50%</b>	<b>100.00%</b>

The accounting cost is the original cost base adjusted by any subsequent capital call/improvement or capital return transactions. In many cases, it is not the same as the adjusted or reduced cost base, or the reset cost base resulting from the CGT relief. To view the tax cost base and unrealised gain/(loss) for tax purposes refer to the Unrealised Capital Gains Report or change the report parameter to tax cost base.