

Wood Superannuation Fund

Rental Property Statement

For the year ended 30 June 2021

Property	26 Chopin Road, Somerton Park, SA	Market Value	(as at 30/06/2021):	900,000.00
Property Account Code:	26CHOPIN	Gross Rental Yield:		2.72%
Property Type:	Residential	Net Rental Yield:		1.99%

	Tax Return Label	GST Label	2021 \$	2020 \$
Income				
Property Income	Label B		23,770.00	23,400.00
Recoveries - Tenants	N/A		698.12	727.24
Total Income		G1	24,468.12	24,127.24
Expenses				
Agents Management Fees	Label I		2,170.35	2,116.19
Council Rates	Label I		1,697.05	1,665.30
Insurance Premium	Label I		879.99	809.12
Land Tax	Label I		0.00	895.00
Lease Preparation & Renewal Fees	Label L		0.00	123.75
Property Capital Improvement	Label I		268.94	269.42
Repairs Maintenance	Label I		160.00	0.00
Sundry Expenses	Label I		169.30	160.35
Water Rates	Label I		1,242.64	1,358.20
Total Expenses		G11	6,588.27	7,397.33
Net Rental Income			17,879.85	16,729.91
GST excluded from total income		1A	0.00	
GST excluded from total expenses		1B	0.00	