

Louise & Rodney Super Fund

Purchase of 7/24 Clarke St, Narrabeen

30/06/2022

Adjustments as per settlement \$ 973.47

Contract Date 11/03/2022
Settlement Date 29/04/2022
Date property was available for rent - Quantity Surveyor 2/05/2022

Council Rates Purchaser Allows 62 days \$ 248.99
 Water Rates Purchaser Allows 62 days \$ 101.75
 Strata Levy Purchaser Allows 62 days \$ 650.53
 Section 184 Fee \$ 119.90
 Less Mortgage Discharge Allowance -\$ 147.70
Total \$ 973.47

Purchase Price \$ 1,155,000.00
 Stamp Duty \$ 48,420.00
 Title Search Fee \$ 443.10 Charged by Lender Gaden Lawyers - Borrowing Costs
 Conveyancing Fees \$ 2,097.00
 Settlement Fees \$ 117.92
 Pexa fees \$ 59.07 Charged by Lender Gaden Lawyers - Borrowing Costs
 Adjustments as per settlement \$ 973.47

\$ 1,207,110.56

Paid:
 Deposit \$ 115,500.00 Paid From Bank Acc: \$ 115,500.85 Difference \$ 0.85
 Funds at Settlement \$ 412,929.45 Paid From Bank Acc: \$ 412,957.45 Difference \$ 28.00 Pexa Fee
 Loan \$ 678,681.11 Loan redraw \$ 680,000.00 Borrowing Costs \$ 923.89 \$
 Annual Facility Fee \$ 395.00
\$ 1,318.89

Title Search 59.07 \$ 443.10 \$ Property Valuation 471.35 \$ Loan Guarantee 814.00 \$ Postage Fee 7.75 \$ **Total Borrowing Costs \$ 2,719.16**

Additional Costs
 Deposit Difference \$ 0.85
 Fund Settlement Difference \$ 28.00
 Verification of Identity for Conveyancing \$ 98.00
 R&M Paid by members before ready for rent - Capitalised \$ 104.78
 R&M paid by the fund to be capitalised \$ 2,509.80
 Additional Capital Works (Wardrobe) \$ 1,350.00

19/05/2022

Less:
 Less Expensed Council, Water and Strata \$ 952.82 59 Days Available for rent
 Less Borrowing Cost \$ 502.17

Cost Base \$ 1,209,747.00

Capital Works Deduction - Wardrobe \$ 3.88 42 Installed 19 May 2022