BUGWASH
PROPERTY

ANNUAL STATEMENT FOR THE YEAR ENDED 30 JUNE 2020
BPP Unit Trust 12

Dear property investors.

We hope this financial report finds you in good health.

Please find enclosed a copy of your financial statements for the 2019-2020 financial year.

This was a very unusual financial year, with the unexpected arrival of COVID-19 creating uncertainty of the Australian and global markets. However, South East Queensland property prices are currently showing a resilience compared to other locations around Australia.

Our director of client Support, Glenn Hankinson is available if you have any questions.

Cash Income	
Rent/Interest	$ 25,237.24
Less Cash Expenses	-$ 23,345.64
Cash Profit/ Loss	**$ 1,891.60**
Less Non-Cash Deductions	
Depreciation	-$ 8,702.00
Borrowing expenses	-$ 477.69
Net Profit/ Loss for Year (after non cash items)	**-$ 7,288.09**

Property Growth

Cost Price of Property	$ 520,841.74	inclusive of stamp duty & legal fees
Market Value at 30/06/20 as per remax valuation	$ 520,000.00	
Capital Growth	-$ 841.74	-0.16% (cumulative)

Attributable to:	**Units Held**		**Distribution**	**Accounting profit**	**Cash Distribution**
Management Fee Cash Profit Share (Rental)					
Bugwash Pty Ltd					
B Class Unit Holders					
Bugwash Investment Group Trust No 1	78689	15.00%	$ -	$ -	$ -
Bugwash Investment Group Trust No 2	78689	15.00%	$ -	$ -	$ -
A Class Unit Holders					
Downes Down Super Fund	50000	9.53%	$ -	$ -	$ -
Luscombe Super Fund	50000	9.53%	$ -	$ -	$ -
Ashwest Super Fund	42000	8.01%	$ -	$ -	$ -
Schutz Super Fund	63000	12.01%	$ -	$ -	$ -
Newport Super Fund	43000	8.20%	$ -	$ -	$ -
Muntelwit Super Fund	11821	2.25%	$ -	$ -	$ -
Fleay-Williamson Super Fund	51619	9.84%	$ -	$ -	$ -
Tapcan Super Fund	55776	10.63%	$ -	$ -	$ -
	524594	100.00%	$ -	$ -	$ -

Distribution of Cash Profits at 30/06/2020
Cash Profit at 30/06/20

Distribution to Unit Holders $ -
will be paid in accordance with the percentage of ownership of units in the trust

Signed
David Bugeja

Signed
Brian Washbourne