

POWELL SUPERANNUATION FUND
65 074 484 261

NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 JUNE 2023

	2023 \$	2022 \$
2 Units in Listed Trusts		
at Cost	2,823.82	2,823.82
Unrealised Gain/(Loss)	(2,473.82)	(2,501.82)
	<u>350.00</u>	<u>322.00</u>
3 Shares in Listed Companies		
at Cost	487,870.98	427,762.50
Unrealised Gain/(Loss)	168,175.63	102,920.96
	<u>656,046.61</u>	<u>530,683.46</u>
4 Other Investments		
at Cost	18,725.61	19,173.24
Unrealised Gain/(Loss)	5,402.22	10,056.51
	<u>24,127.83</u>	<u>29,229.75</u>
5 Investment Property		
214/1 George Julius Ave, Zetland		
Purchase Price	595,000.00	595,000.00
Stamp Duty	17,565.00	17,565.00
Legal Costs	2,633.18	2,633.18
Other Acquisition Costs	468.00	468.00
Accum. Depn-QS Plant & Equip.	(32,541.00)	(31,052.00)
Accum. Depn-QS Low Value Pool Items	(8,250.00)	(8,155.00)
Accum. Depn-QS Cap. Works Dedns	(50,572.00)	(44,699.00)
Unrealised Gain/(Loss)	245,696.82	210,481.82
	<u>770,000.00</u>	<u>742,242.00</u>

MGM MARTIN

29th September 2023

ZETLAND OFFICE
2/22 Gadigal Ave.
ZETLAND NSW 2017

MASCOT OFFICE
11/8 Bourke St.
MASCOT NSW 2020

RANDWICK OFFICE
43 Belmore Rd.
RANDWICK, NSW 2031

Re: Request for Market Appraisal

Property: 214/1 George Julius Avenue, Zetland NSW 2017

We confirm your request for an opinion of market value and have accordingly carried out an appraisal of the above property as of 29th of September 2023.

Please note that this is not a formal valuation, and this email is not to be construed as such, as various detailed enquiries have not been made. This opinion is based on recent sales of comparable properties in Zetland at that time.

Our opinion of the reasonable selling price of the property in that market would be in the vicinity of **\$770,000.**

Should you require any further information, please do not hesitate to contact me.

Regards,



David Bettini
Sales Director
0420 361 827
(02) 9662 3954
David@mgmmartin.com

02 9662 3954

info@mgmmartin.com

www.mgmmartin.com

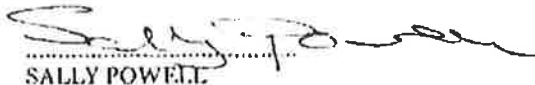
TRUSTEE(S) DECLARATION

We, the directors of TEMOKU PTY LTD, being the Trustee of the POWELL SUPERANNUATION FUND, ABN: 65 074 484 261, hereby declare, that the property held by the Fund situated at 214/1 GEORGE JULIUS AVE, ZETLAND NSW 2017, and managed by MGM Martin Management, is not leased to a related party, as defined by the SIS Act 1993 of the trustee(s)/member(s) and the leasing arrangements were conducted on commercial terms on an arm's length basis pursuant to Section 109 of the SIS Act 1993 during the financial year ended 30 June 2023.

Dated:



JAMES POWELL



SALLY POWELL