

**Investment Summary**  
**A M SCOTT SUPER FUND**  
as at 30/06/2020

Investment Accounts	Units	Average Cost	Market Price	Total Cost	Total Market Value	Unrealised Gain (Loss)
A M SCOTT SUPER FUND	78,353.12	1.00	1.00	78,353.12	78,353.12	
A M SCOTT SUPER FUND	0.68	1.00	1.00	0.68	0.68	
A M SCOTT SUPER FUND	1,065.96	1.00	1.00	1,065.96	1,065.96	
				79,419.76	79,419.76	0.00
<b>Physical Assets</b>						
18 Wallaby Rd, Dawesville	1	326,244.00	340,000.00	326,244.00	340,000.00	13,756.00
18 Wallaby Rd, Dawesville Purchase costs	1	12,431.33	12,431.33	12,431.33	12,431.33	0.00
18 Wallaby Rd, Dawesville Loan Costs	1	847.36	847.36	847.36	847.36	0.00
Fixtures & Fittings	1	11,833.00	11,833.00	11,833.00	11,833.00	0.00
Dishwasher	1	0.00	0.00	0.00	0.00	0.00
Vinyl Floor Covering	1	0.00	0.00	0.00	0.00	0.00
Wood Fire	1	2,319.00	2,319.00	2,319.00	2,319.00	0.00
				353,674.69	367,430.69	13,756.00
<b>Liabilities</b>						
Beyond Bank - 120055632	264,796.45	1.00	1.00	264,796.45	264,796.45	
Payg June 20	152.00	1.00	1.00	152.00	152.00	
				264,948.45	264,948.45	0.00
<b>Total</b>				168,146.00	181,902.00	13,756.00

19 June 2020

Bon Custodian Pty Ltd  
Andy Scott  
C/- 18 Wallaby Road  
DAWESVILLE WA 6211

Dear Andy

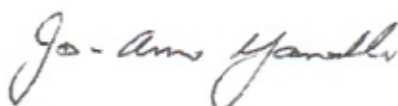
**Re: Appraisal – 18 Wallaby Road, Dawesville**

Thank you for the opportunity to provide an appraisal on your property.

I would appraise the property at \$320,000 - \$330,000 for the 2018/2019 financial year and for the 2019/2020 financial year at \$330,000 - \$340,000.

If I can be of any further assistance please do not hesitate to contact me on mobile 0418 944 754.

Kind Regards



JO-ANN YANDLE  
PROPERTY CONSULTANT



**ENTERED**

Please recognise that this market appraisal is for your personal use and should not be used for any other purpose. We cannot accept any responsibility to any third party who may use or rely on the whole or any part of the content of this market appraisal. The appraisal should not be relied on to alter your financial position or to incur any financial obligation.