

CATA Investments
General Ledger

As at 30 June 2020

Transaction Date	Description	Units	Debit	Credit	Balance \$
Real Estate Properties (Australian - Non Residential) (77250)					
<u>5/13 Expansion Street, Molendinar QLD, Australia (EXPAN1)</u>					
11/11/2019	Settlement of 5/13 Expansion Street Molendinar	1.00	252,660.46		252,660.46 DR
30/06/2020	Revaluation - 30/06/2020 @ \$290,000.000000 (Exit) - 1.000000 Units on hand		37,339.54		290,000.00 DR
		1.00	290,000.00		290,000.00 DR

Total Debits: 290,000.00

Total Credits: 0.00

17th May 2021

Cata Investments Pty Ltd as trustee
PO Box 664
Labrador QLD 4215

Via Email: info@catagroup.com.au

Dear Mr Albrighton,

**RE: OPINION OF CURRENT MARKET VALUE AND LIKELY RENT
UNIT 5, 13 EXPANSION STREET, MOLENDINAR**

We are pleased to assist you in appraising and offering our opinion of the current market value and likely rental of the property referred to below.

Details of the property are as follows:

Address: **Unit 5, 13 Expansion Street, Molendinar, Queensland 4214**

Description: Lot 5 on SP152892

Floor Area: 101m² plus yard and mezzanine floor (advised by owner)

Domain: Industry 2

Comments: The unit is part of a nine unit complex of modern appearance and concrete tilt panel construction complemented with ample off street car parking. The unit has private amenities, high access roller door, glass door entry, painted finish, and high bay style lighting. I have been told by the owner that a mezzanine floor has now been built within the unit incorporating some office space below.

Note: A physical inspection has not been conducted.

After considering the above issues it is our opinion that the current market value of the unit would be around **\$290,000 plus GST** and a likely rental would be around **\$1,900 per month plus GST**.

Yours faithfully
AIREY INDUSTRIAL

Shane Airey

SHANE AIREY BCom LREA

Note: Please note that the writer discloses that he is not a registered valuer, however he is conversant with Real Estate markets, trends and conditions for property in this area. Whilst every effort is made to ensure the accuracy of the above statement, the writer will not be held responsible for any inaccuracies.

Purchase of 5/13 Expansion Street, Molendinar QLD 4215

Contract Date:	11/10/2019	
Settlement Date:	11/11/2019	
Contract Price	242,000.00	
Release Fee	535.00	
Land Tax		
Stamp Duty	6,895.00	
GST Adjust		
Legal Fees	3,230.46	
Div 40 & 43 written off over the p	-	
Totals	<u>252,660.46</u>	-
	<u>-</u>	

Sale of

Contract Date:		
Settlement Date:		
Contract Price		
Release Fee		
Stamp Duty		
Land Tax		
Agent Fees		
Legal Costs		
Totals		-
Consideration		
Capital Gain		
50% Discount		-

SETTLEMENT STATEMENT

MATTER: Cata Investments Pty Ltd purchase from C&M Hassell Group Pty Ltd
PROPERTY: 5/13 Expansion Street, Molendinar Qld
SETTLEMENT DATE: 11 November 2019
ADJUSTMENT DATE: 11 November 2019
SETTLEMENT PLACE: Global X, Southport
SETTLEMENT TIME: 3.00pm

	Amount (\$)
CONTRACT PRICE	242,000.00
LESS DEPOSIT	5,000.00
	237,000.00
LESS SELLER'S RELEASE FEE	192.00
	236,808.00
PLUS COUNCIL RATES	
\$1,518.01 paid for the period 01 July 2019 to 31 December 2019 Proportion being 50/184 days	412.50
	237,220.50
LESS WATER USAGE	
Daily average based on search meter reading (23/10/2019) of 123,000 litres less last billed reading (05/08/2019) of 121,000 litres = 2,000 litres over 79 days = 0.025kL per day 05/08/2019 - 11/11/2019 = 98 days at 0.025kL per day = 2.481kL @ 411 cents per kL	10.20
	237,210.30
PLUS SINKING FUND	
\$348.30 paid for the period 01 September 2019 to 30 November 2019 Proportion being 19/91 days	72.72
	237,283.02
PLUS CREDIT ON RATE ACCOUNT	6.54
	237,289.56
LESS WATER AND SEWERAGE ACCESS CHARGES	
Access charges from 06/08/19 to 11/11/19 being 98 days x \$3.0105 per day	295.02
	236,994.54
LESS BANK CHEQUE FEES	24.00
BALANCE ON SETTLEMENT	\$236,970.54



MORTIMORE & ASSOCIATES

SOLICITORS

ABN 94 827 388 960

Liability limited by a scheme approved under professional standards legislation

RECONCILIATION STATEMENT

25 November, 2019

Phone: 5510 3337
Our Ref: JJC:1907106
Matter No: 1907105

Cata Investments Pty Ltd
P O Box 664
Labrador Qld 4215

PURCHASE FROM C & M HASSEL GROUP PTY LTD
PROPERTY: 5/13 EXPANSION STREET MOLENDINAR 4214

STATEMENT

	Dr	Cr
Amounts Received:		
BY Amount provided by you on account of initial search fees and outlays	\$	700.00
BY Amount provided by you on account of settlement monies, stamp duty and balance fees and outlays	\$	247,501.00
Amounts Paid:		
TO Amount paid to Seller for settlement of your purchase (as per attached Settlement Statement)	\$	236,970.54
TO Stamp Duty paid for stamping of your Contract and Transfer	\$	6,895.00
TO Registration Fees for registration of Transfer	\$	480.00
TO Registration fees for registration of Release of Seller's prior Mortgage (Adjusted in your favour in settlement figures)	\$	192.00
TO Settlement Agent's settlement attendance fee	\$	55.00
TO Costs, fees and charges associated with your purchase transaction, including all disbursements and search fees (as per attached Tax Invoice)	\$	3,230.46
	\$	247,823.00
Surplus funds held in our Trust Account refunded directly into your nominated account with Bendigo Bank	\$	378.00
	\$	248,201.00
	\$	248,201.00

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AMOUNT DUE AND OWING: NIL

With compliments,
MORTIMORE & ASSOCIATES

personal service and advice

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Bundall Queensland
Australia 4217

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Qld 9726

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