

2022 Trust tax return
Name QD Property Trust
TFN

2022 Trust Tax Return
for the period 1 July 2021 to 30 June 2022

Tax file number (TFN) Have you included any attachments?

Name of the trust

Australian business number (ABN)

Current postal address

<small>Suburb</small> ALBURY	<small>State</small> NSW	<small>P/C</small> 2640
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Full name of the trustee to whom notices should be sent

Name

ABN

Daytime contact phone number

Type of trust

Managed investment trust Is the trust a managed investment trust?

Is any tax payable by the trustee? **Final tax return**

Electronic funds transfer (EFT)

9 Rent

Gross rent	F	\$733,056
Interest deductions	G	\$143,561
Capital works deductions	X	\$92,625
Other rental deductions	H	\$1,109,752
Net rent		-\$612,882

15 Total income (items 5 to 14)	-\$612,882
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20 Net Australian income or loss	-\$612,882
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21 Capital gains

Did you have a capital gains tax event during the year?	G	Yes
Have you applied an exemption or rollover	M	No
Net capital gain	A	\$1,811,979

22 Attributed foreign income

Did you have overseas branch operations or a direct or indirect interest in a foreign trust, foreign company, controlled foreign entity or transferor trust?	S	No
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24 Net income or loss before deduction of tax losses	\$1,199,097
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26 Total net income or loss	\$1,199,097
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29 Overseas transactions/thin capitalisation

Was the aggregate amount of your transactions or dealings with international related parties (including the value of any property/service transferred or the balance of any loans) greater than \$2 million?	W	No
Did the thin capitalisation provisions affect the trust?	O	No
Was any beneficiary who was not a resident of Australia at any time during the year of income, 'presently entitled' to a share of the income of the trust?	A	No

Transactions with specified countries

Did you directly or indirectly send to, or receive from, one of the countries specified in the instructions, any funds or property or	C	No
Do you have the ability or expectation to control, whether directly or indirectly, the disposition of any funds, property, assets or investments located in, or located elsewhere but controlled or managed from one of those countries?		

30 Personal services income

Does the trust's income include an individual's personal services income (PSI)?	N	No
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56 Income of the trust estate	A	\$3,011,076
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Rental Property Schedule

Rental property details

Address	22 Bultje Street			
	Suburb	DUBBO	State	NSW
			P/C	2830
Date of purchase	16/01/2015	Purchase price	\$4,960,733	
Date first earned rental income	16/01/2015	Date first genuinely available for rent	16/01/2015	
Number of weeks rented	52	Number of weeks available for rent	52	
		Loan renegotiated this year?	No	

Income

	Total
Rental income	\$714,776
Other income	\$18,280
Description	Total
Outgoings Recovered	\$15,756.00
Other Income	\$2,524.00

TOTAL INCOME	\$733,056
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Expenses

	Total
Borrowing expenses	\$5,610
Cleaning expenses	\$1,200
Council rates	\$112,414
Capital allowances	\$29,634
Insurance expenses	\$5,543
Interest expenses	\$143,561
Land tax	\$9,016
Legal fees	\$9,871
Agent fees and commissions	\$12,271
Repairs and maintenance	\$800,937
Capital works deductions	\$92,625
Water charges	\$49
Sundry expenses	\$123,207

<u>Description of sundry expenses</u>	<u>Total</u>
Accounting Fees	\$41,470.00
Bank Fees	\$1,617.00
Property Management Crowe Horwath	\$46,500.00
Registered Entity Fees	\$9,825.00
Licenses and Registrations	\$48.00
Safety and OH&S	\$10,726.00
Consulting Fees	\$2,575.00
Rent of Parking Space	\$10,446.00

TOTAL EXPENSES	\$1,345,938
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NET RENT	-\$612,882
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Capital Gains Tax (CGT) Schedule

1 Current year capital gains and capital losses

Capital gain

Real estate situated in Australia

E

Total current year capital gains

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4 CGT discount

Total CGT discount applied

A

6 Net capital gain

Net capital gain

A

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Capital Gains Worksheet

Current year CGT events

Description	Type	Indexed	Discount	Other	Loss
Sale of Property	RLE-A		\$3,623,958.00		
TOTAL		\$0.00	\$3,623,958.00	\$0.00	\$0.00

CGT discount

Description	Disc. %	Gain (after losses)	Discount	Net amount
Sale of Property	50.000%	\$3,623,958.00	\$1,811,979.00	\$1,811,979.00
		\$3,623,958.00	\$1,811,979.00	\$1,811,979.00

Net capital gains

Net capital gains \$1,811,979.00