

SETTLEMENT STATEMENT

Matter No: 17299
Re: CSSF Nominees Pty Ltd ACN 154 393 165 Purchase from URBAN DEVELOPMENT CORPORATION PTY LTD A.C.N. 141 868 082
Property: 17/109 Holt Street, Eagle Farm, Queensland 4009

Settlement Date: 16 January, 2020
Adjustment Date: 16 January, 2020
Contract Date: 13 December, 2019
Settlement Place: SAI Global
Settlement Time: 2.45pm

Contract Price	\$900,000.00
Less Deposit	<u>45,000.00</u>
	\$855,000.00
Less Rent Adjustment - \$5,000 paid for period 1/1/20 to 31/1/20 - Seller provides Buyer 15/31 days	<u>2,419.35</u>
BALANCE AT SETTLEMENT	<u><u>\$852,580.65</u></u>

CHEQUE DETAILS

1. Urban Development Corporation Pty Ltd	\$822,880.65
2. Ray White Industrial Milton	\$14,850.00
3. Cushman & Wakefield Agency (QLD) Pty Ltd	<u>\$14,850.00</u>

CHEQUES TOTAL \$852,580.65

PLUS

1. Office of State Revenue – Stamp Duty	\$33,525.00
2. Spot on Conveyancing – payment of our fees	\$2,200.00
3. Infotrack – payment of search fees	\$201.71

SETTLEMENT TOTAL	\$888,507.36
Less amount provided by financier	\$663,168.10
Amount required by client	\$225,339.26