

SETTLEMENT ADJUSTMENT SHEET

Settlement: 1st April 2022
Adjustments as at 1st April 2022

Re: Ireland Super Company Pty Ltd Purchase from CCC Investments Nominee Pty Ltd
Property: Suite 152, 117 old Pittwater

ADJUSTMENTS	PAYABLE BY VENDOR	PAYABLE BY PURCHASER
SALE PRICE		\$425,000.00
DEPOSIT PAID		<u>\$42,500.00</u>
BALANCE PURCHASE MONEY		\$382,500.00
Current Council Rates \$1,290.51 PA from 1 July 2021 to 30 June 2022 Paid Purchaser allows 90 out of 365 days		\$318.21
Current Water Rates \$12.09 PQ Paid From 1 April 2022 to 30 June 2022 Purchaser allows 90 out of 91 days		\$11.96
Strata Levies \$1,105.17 PQ Adjusted as Paid From 1 February 2022 to 30 April 2022 Purchaser allows 29 out of 89 days		\$360.11
Vendor allows outstanding strata amount	\$0.70	
Purchaser allows for 184 certificate		\$119.90
Vendor allows for discharge of mortgage	\$147.70	
Total		\$383,310.18
Less amount payable by the Vendor		\$148.40
BALANCE DUE ON SETTLEMENT BY THE PURCHASER		\$383,161.78