

280

C & V HOOD SUPERANNUATION FUND
GENERAL LEDGER FOR THE PERIOD 01/07/2019 TO 30/06/2020
FROM ACCOUNT 280/000 TO 280/999 - ENTRIES: ALL

Printed: Tuesday 13 April, 2021 @ 11:23:21

Date	Ref	Type	Units	Debits \$	Credits \$	Balance \$
<u>280</u> <u>Rent Received</u>						
<u>280/001</u> <u>31006 Southport Central</u>						
05/07/2019	050719	Bank Statement			2,248.40	(2,248.40)
		Narration: June Rent 2019 CBA 068523				
05/07/2019	300620	Closing Journal - Cash		204.40		(2,044.00)
		Narration: GST adjustment at 30/06/2020				
19/08/2019	190819	Bank Statement			2,248.40	(4,292.40)
		Narration: June Rent CBA 068523				
19/08/2019	190819	Bank Statement			2,248.40	(6,540.80)
		Narration: July Rent CBA 068523				
19/08/2019	300620	Closing Journal - Cash		204.40		(6,336.40)
		Narration: GST adjustment at 30/06/2020				
19/08/2019	300620	Closing Journal - Cash		204.40		(6,132.00)
		Narration: GST adjustment at 30/06/2020				
11/10/2019	111019	Bank Statement			2,248.00	(8,380.00)
		Narration: Rent July 2019 CBA 068523				
11/10/2019	300620	Closing Journal - Cash		204.36		(8,175.64)
		Narration: GST adjustment at 30/06/2020				
15/11/2019	151119	Bank Statement			2,248.00	(10,423.64)
		Narration: Rent Sept 2019 CBA 068523				
15/11/2019	300620	Closing Journal - Cash		204.36		(10,219.28)
		Narration: GST adjustment at 30/06/2020				
02/12/2019	021219	Bank Statement			2,248.00	(12,467.28)
		Narration: Rent Oct 2019 CBA 068523				
02/12/2019	300620	Closing Journal - Cash		204.36		(12,262.92)
		Narration: GST adjustment at 30/06/2020				
23/12/2019	231219	Bank Statement			2,248.00	(14,510.92)
		Narration: Rent Dec 19 CBA 068523				
23/12/2019	231219	Bank Statement			2,248.00	(16,758.92)
		Narration: Rent Nov 19 CBA 068523				
23/12/2019	300620	Closing Journal - Cash		204.36		(16,554.56)
		Narration: GST adjustment at 30/06/2020				
23/12/2019	300620	Closing Journal - Cash		204.36		(16,350.20)
		Narration: GST adjustment at 30/06/2020				
02/03/2020	020320	Bank Statement			2,248.40	(18,598.60)
		Narration: Rent Jan office CBA 068523				
02/03/2020	300620	Closing Journal - Cash		204.40		(18,394.20)
		Narration: GST adjustment at 30/06/2020				
17/03/2020	170320	Bank Statement			2,248.00	(20,642.20)
		Narration: Feb Rent office CBA 068523				
17/03/2020	300620	Closing Journal - Cash		204.36		(20,437.84)
		Narration: GST adjustment at 30/06/2020				
30/04/2020	300420	Bank Statement			2,248.00	(22,685.84)
		Narration: Rent CBA 068523				
30/04/2020	300620	Closing Journal - Cash		204.36		(22,481.48)
		Narration: GST adjustment at 30/06/2020				
27/05/2020	270520	Bank Statement			2,248.00	(24,729.48)
		Narration: rent CBA 068523				
27/05/2020	300620	Closing Journal - Cash		204.36		(24,525.12)
		Narration: GST adjustment at 30/06/2020				
29/05/2020	290520	Bank Statement			2,248.00	(26,773.12)
		Narration: rent CBA 068523				
29/05/2020	300620	Closing Journal - Cash		204.36		(26,568.76)

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Date	Ref	Type	Units	Debits	Credits	Balance
				\$	\$	\$

Narration: GST adjustment at 30/06/2020

Total Debits:	\$2,656.84
Total Credits:	\$29,225.60
Current Year Profit/(Loss):	N/A



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3 February 2020

Mr Christopher Hood and Mrs Vanessa Hood
Suite 31006 Southport Central Tower 3,
27 Garden Street,
Southport, Q. 4215.

Dear Chris and Vanessa,

Re: Rent/Value Appraisal – Suite 31006 Southport Central Tower 3, 27 Garden Street, Southport, Qld.4215.

A fair market rent would be in the range of between \$335 to \$360/m² p.a. Gross (inclusive of Outgoings) + GST.

Low - 75m² x \$335 = \$25,125 p.a. + GST

High - 75m² x \$360 = \$27,000 p.a. + GST

Recent lease transactions in Southport Central:

Lease 31004 – Lease commencing December 2020

Net lettable area 115m²

Rent - \$349.58/m² Gross p.a. + GST

The approximate valuation is in the range of \$310,000 to \$335,000 + GST

Disclaimer: Whilst the writer is an established and experienced real estate agent with over 30 years experience in the Gold Coast Commercial property leasing and sales market, this appraisal is not a formal valuation and should not be relied upon for Valuation purposes. It is merely an opinion of what rent/value the property could expect to achieve in fair market conditions with an appropriate marketing campaign. Should you wish to have the property formally valued, we recommend instructing a qualified registered property valuer in the state of Queensland.

Yours sincerely

CB Richard Ellis (C) Pty Ltd

