

CAPITAL GAINS

Client name	COL SHEPPARD SUPERFUND	Prepared by	SHARNEE
Client code	SHEPCSF	Date prepared	22/02/22
Year ended	30/06/2021	Reviewed by	

Sale of Yellow Rock Road - Urunga 19/04/2021

		GST		
Sale Proceeds	950,000.00		Rates Adjust	790.56
Less:				
Pexa Fee	133.54			
Legal Fees	1,966.00	160.00		
Commission at 3%	25,909.09	2,590.91		
	<u>921,991.37</u>	<u>- 2,750.91</u>		<u>790.56</u>
				\$ 920,031.02
				TOTAL

Purchase 20/06/2007

Cost Base Reset 30/06/17 (For TBC purposes)	2,750,000.00
Valuation Fee	1,200.00
GST adjustment 2016	- 880.29
	<u>2,750,319.71</u>

Cashflow	
Zone Fee Paid -	133.00
Settlement	853,664.02
Settlement	66,500.00
	<u>920,031.02</u>

CAPITAL GAIN / (LOSS) - 1,828,328.34

NB: GST adjustment in 2016 was not allocated against the 1 unit held, so was never included in the Cost Base Reset in 2017. Take this up in 2021 as the adjustment was incurred in relation to the property.