

Helder Superannuation Fund

ABN: 49 279 616 257

38 Everest Drive

SOUTHPORT QLD 4215

Phone: 0405 281 418

Email: helder.smsf@gmail.com

Tax Invoice

Date	Tax Invoice
31/08/2019	237

Customer
N.G.C. Super Signs Pty Ltd 34 Forest Oak Drive UPPER COOMERA QLD 4209

Ship To
N.G.C. Super Signs Pty Ltd Unit 1 11 Expansion Street MOLENDINAR QLD 4214

Description	Due Date	Reference
	15/09/2019	
	GST	Amount
One months rent - 15/09/2019 to 14/10/2019	200.00	2,000.00
PAYMENT BY DIRECT DEPOSIT:- Heritage Building Society Account Name: Helder Superannuation Fund BSB: 638-020 Account No: 009151451		
Subtotal		\$2,000.00
GST		\$200.00
TOTAL		\$2,200.00

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Due Date	Reference
15/10/2019	

Description	GST	Amount
One months rent - 15/10/2019 to 14/11/2019	200.00	2,000.00
PAYMENT BY DIRECT DEPOSIT:- Heritage Building Society Account Name: Helder Superannuation Fund BSB: 638-020 Account No: 009151451	Subtotal	\$2,000.00
	GST	\$200.00
	TOTAL	\$2,200.00

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Ship To
N.G.C. Super Signs Pty Ltd Unit 1 11 Expansion Street MOLENDINAR QLD 4214

	Due Date	Reference
	15/11/2019	
Description	GST	Amount
One months rent - 15/11/2019 to 14/12/2019	200.00	2,000.00
PAYMENT BY DIRECT DEPOSIT:- Heritage Building Society Account Name: Helder Superannuation Fund BSB: 638-020 Account No: 009151451	Subtotal	\$2,000.00
	GST	\$200.00
	TOTAL	\$2,200.00

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Ship To
N.G.C. Super Signs Pty Ltd Unit 1 11 Expansion Street MOLENDINAR QLD 4214

Description	Due Date		Reference
	15/12/2019		
	Amount	GST	Total
One months rent - 15/12/2019 to 14/01/2020	2000.00	200.00	2200.00
PAYMENT BY DIRECT DEPOSIT:- Heritage Building Society Account Name: Helder Superannuation Fund BSB: 638-020 Account No: 009151451	Subtotal		\$2,000.00
	GST		\$200.00
	TOTAL		\$2,200.00

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Description	Due Date		Reference
	15/01/2020		
	Amount	GST	Total
One months rent - 15/01/2020 to 14/02/2020	2030.00	203.00	2233.00
PAYMENT BY DIRECT DEPOSIT:- Heritage Building Society Account Name: Helder Superannuation Fund BSB: 638-020 Account No: 009151451	Subtotal		\$2,030.00
	GST		\$203.00
	TOTAL		\$2,233.00

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Ship To
N.G.C. Super Signs Pty Ltd Unit 1 11 Expansion Street MOLENDINAR QLD 4214

Description	Due Date		Reference
	15/02/2020		
	Amount	GST	Total
One months rent - 15/02/2020 to 14/03/2020	2030.00	203.00	2233.00
Waste Management Utility Charge (General)	137.11	0.00	137.11
Waste Management Utility Charge (State Component)	29.30	0.00	29.30
PAYMENT BY DIRECT DEPOSIT:- Heritage Building Society Account Name: Helder Superannuation Fund BSB: 638-020 Account No: 009151451	Subtotal		\$2,196.41
	GST		\$203.00
	TOTAL		\$2,399.41

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Ship To
N.G.C. Super Signs Pty Ltd Unit 1 11 Expansion Street MOLENDINAR QLD 4214

Description	Due Date		Reference
	15/03/2020		
	Amount	GST	Total
One months rent - 15/03/2020 to 14/04/2020	2030.00	203.00	2233.00
PAYMENT BY DIRECT DEPOSIT:- Heritage Building Society Account Name: Helder Superannuation Fund BSB: 638-020 Account No: 009151451	Subtotal		\$2,030.00
	GST		\$203.00
	TOTAL		\$2,233.00

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Ship To
N.G.C. Super Signs Pty Ltd Unit 1 11 Expansion Street MOLENDINAR QLD 4214

Description	Due Date		Reference
	15/04/2020		
	Amount	GST	Total
One months rent - 15/04/2020 to 14/05/2020	\$ 2,030.00	\$ 203.00	\$ 2,233.00
PAYMENT BY DIRECT DEPOSIT:- Heritage Building Society Account Name: Helder Superannuation Fund BSB: 638-020 Account No: 009151451	Subtotal		\$ 2,030.00
	GST		\$ 203.00
	TOTAL		\$ 2,233.00

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Ship To
N.G.C. Super Signs Pty Ltd Unit 1 11 Expansion Street MOLENDINAR QLD 4214

Description	Due Date		Reference
	15/05/2020		
	Amount	GST	Total
One months rent - 15/05/2020 to 14/06/2020	\$ 2,030.00	\$ 203.00	\$ 2,233.00
PAYMENT BY DIRECT DEPOSIT:- Heritage Building Society Account Name: Helder Superannuation Fund BSB: 638-020 Account No: 009151451	Subtotal		\$ 2,030.00
	GST		\$ 203.00
	TOTAL		\$ 2,233.00

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Ship To
N.G.C. Super Signs Pty Ltd Unit 1 11 Expansion Street MOLENDINAR QLD 4214

Description	Due Date		Reference
	15/05/2020		
	Amount	GST	Total
One months rent - 15/06/2020 to 14/07/2020	\$ 2,030.00	\$ 203.00	\$ 2,233.00
PAYMENT BY DIRECT DEPOSIT:- Heritage Building Society Account Name: Helder Superannuation Fund BSB: 638-020 Account No: 009151451	Subtotal		\$ 2,030.00
	GST		\$ 203.00
	TOTAL		\$ 2,233.00

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Ship To
N.G.C. Super Signs Pty Ltd Unit 1 11 Expansion Street MOLENDINAR QLD 4214

Description	Due Date		Reference
	15/06/2020		
	Amount	GST	Total
One months rent - 15/07/2020 to 14/08/2020	\$ 2,030.00	\$ 203.00	\$ 2,233.00
PAYMENT BY DIRECT DEPOSIT:- Heritage Building Society Account Name: Helder Superannuation Fund BSB: 638-020 Account No: 009151451	Subtotal		\$ 2,030.00
	GST		\$ 203.00
	TOTAL		\$ 2,233.00



19 October 2020

Robb & Rita Helder as trustees
c/- Unit 1, 11 Expansion Street
Molendinar
QLD 4212

Dear Robb & Rita,

**RE: OPINION OF LIKELY SALES PRICE AND RENTAL
UNIT 1, 11 EXPANSION STREET, MOLENDINAR**

We are pleased to assist you in appraising and offering our opinion of the current likely sales price and rental that may be achievable for the property referred to above.

Details of the property are as follows:

Address: Unit 1, 11 Expansion Street, Molendinar

Description: Lot 1 on SP141636

Area: 148m²

Comment: From general knowledge of the area and previous dealings with this unit I confirm the complex is of modern appearance and is of concrete tilt panel construction complemented with ample off street car parking. The unit has private amenities, high access roller door, glass door entry, painted finish, and high bay style lighting. A current day internal inspection of the property has not been conducted and current leases (if any) have not been considered.

Comparisons: Unit 11, 28 Expo Court (115m²) recently sold for \$300,000 (GST free)
Unit 3, 1 Distribution Ave recently leased for \$2,000 per month plus GST

After considering the above issues it is our opinion that the current likely value for the property would be around **\$360,000 plus GST** and likely rental would be around **\$2,000 per month plus GST**.

Yours faithfully
AIREY INDUSTRIAL

Shane Airey

SHANE AIREY BCom LREA

Note: Please note that the writer discloses that he is not a registered valuer, however he is conversant with Real Estate markets, trends and conditions for property in this area. Whilst every effort is made to ensure the accuracy of the above statement, the writer will not be held responsible for any inaccuracies.

A division of Airstrike Industrial Pty Ltd at The ST Family Trust ABN: 79 626 051 496

Level 1, 46 Price Street, Nerang QLD 4211

PO Box 684, Nerang QLD 4211

Phone: (07) 55 021 939

Fax: (07) 55 021 801 Email: info@aireyindustrial.com.au

Website: www.aireyindustrial.com.au

Ref: 505119_1



12 October 2020

To Whom It May Concern

NGC SUPER SIGNS PTY LTD

We, RWG Accountants & Advisors Pty Ltd are the acting accountants for NGC Super Signs Pty Ltd.

We confirm that NGC Super Signs has suffered a reduction in turnover and as such should qualify for a reduction in rental costs. Our evidence to support this is as follows:

NGC Super Signs Pty Ltd has received JobKeeper payments which evidences a minimum of at least a 30% decline in turnover.

NGC Super Signs Pty Ltd has had the following declines in GST revenue due to COVID-19:

- April 2020 vs April 2019 47.9%
- May 2020 vs May 2019 37.1%
- June 2020 vs June 2019 5.9%

As such, NGC Super Signs Pty Ltd is requesting a waiver of rental income in-line with the above decline in turnover

- April 2020 vs April 2019: $47.9\% \times \$2,233 \times 50\% = \534.57
- May 2020 vs May 2019: $37.1\% \times \$2,233 \times 50\% = \413.69
- June 2020 vs June 2019: $5.9\% \times \$2,233 \times 50\% = \66.27

If you have any queries in relation to this matter, please do not hesitate to contact us.

Yours faithfully

RWG ACCOUNTANTS & ADVISORS

A handwritten signature in black ink, appearing to be 'Simon Green', written over a horizontal line.

SIMON GREEN

Director

RWG Accountants & Advisors Pty Ltd
ACN: 105 313 620
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Southport Q 4215
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