

J & P Henderson Super Pty Ltd
THE J & P HENDERSON SUPER FUND
631 GRASSDALE ROAD
GUMDALE QLD 4154

30 June 2021

Mr Anthony Boys
Super Audits
PO Box 3376
RUNDLE MALL SA 5000

Good Morning Anthony,

RE: MARKET VALUE OF 20 SOUTHAMPTON ROAD, ELLEN GROVE QLD 4078 PROPERTY AT 30 JUNE 2021

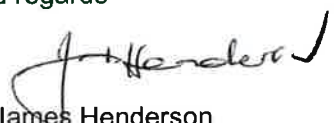
I am a director of the trustee company of the J & P Henderson Super Fund.

I wish to advise that the market value of the abovementioned property held by the Super Fund has not changed since it was purchased on 16 December 2019 for \$290,000.00.

Should you have any further queries or wish to discuss the above, please do not hesitate to contact me.

Kind regards

SIGN



Mr James Henderson
Director
J & P Henderson Super Pty Ltd

SETTLEMENT STATEMENT

Matter No: 21315
Re: J & P Henderson Super Pty Ltd as trustee under J & P Henderson Super Fund ACN 604 513 055 ABN 18 410 367 586 Purchase from Indigenous Business Australia as mortgagee in possession exercising power of sale under mortgage registered number 712573647

Property: 20 Southhampton Road, Ellen Grove, Queensland 4078

Settlement Date: 16 December, 2019
Adjustment Date: 16 December, 2019
Contract Date: 16 November, 2019
Settlement Place: Australian Government Solicitor 11/145 Ann St, Brisbane
Settlement Time: 2:45pm

Contract Price	\$290,000.00
Less Deposit	<u>14,500.00</u>
	\$275,500.00
Plus Rates (adjusted as paid for 1/10/2019 to 31/12/2019) \$340.17 x 15 days 92 days	<u>55.46</u>
	\$275,555.46
Plus Water Access & Sewerage (adjusted as paid for 1/10/2019 to 31/12/2019) \$193.08 x 15 days 92 days	<u>31.48</u>
	\$275,586.94
Less Water Usage (see calculation following)	<u>5.12</u>
BALANCE AT SETTLEMENT	<u><u>\$275,581.82</u></u>

PARTIES ATTENDING SETTLEMENT

Ian K Fry for Buyer
Australian Government Solicitor for Seller

CHEQUE DETAILS

1. Brisbane City Council	\$4,423.56
2. Queensland Urban Utilities	\$3,473.47
3. Ray White Forest Lake	\$11,801.00
4. Australian Government Solicitor	\$1,884.80
5. Australian Government Solicitor	\$15,635.98
6. Indigenous Business Australia	<u>\$238,363.01</u>

CHEQUES TOTAL \$275,581.82

SETTLEMENT REQUIREMENTS

1. We keep cheques 1 and 2
2. AGS collects cheques 3 to 6

WATER USAGE CALCULATION

Date water paid to: 11/09/2019 Reading: 697 kL Charge per kL -