

7 April 2021



Juric Nominees ATF Darren Juric Group Superannuation Fund
C/- ESV Group
Attn: Darren Juric

E: darrenjuric@gmail.com

Dear Darren,

RE: SALES APPRAISAL
PPTY: 26E/1-3 ENDEAVOUR ROAD, CARINGBAH 2229

We thank you for contacting us to provide you with our brief appraisal as to the estimated sales realisation of the subject property in today's market. We have reviewed all the information provided and researched the current local marketplace.

Area: 227m²
Parking: 1 car space

Opinion

We are of the opinion that in today's market the subject property would achieve buyer interest in the vicinity of:

\$700,000.00 to \$750,000.00 + GST (if any)
(\$3,084.00/m² to \$3,304.00/m² approx)

Should you have any further questions or require a more detailed sales and marketing appraisal, please do not hesitate to contact me. We look forward to hearing from you soon.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Hayden Bennett', is written over a light blue horizontal line.

Hayden Bennett
Managing Director
M: 0419 419 945
E: haydenb@commercial.net.au

NB. This letter is not to be misconstrued as a valuation, but merely an opinion as to the likely sale price in today's market.

Juric Nominees Pty Ltd
9 Pimsoil Street
SANS SOUCL NSW 2219



Receipts & Expenditure Statement

Financial Statement for the period 01/07/2019 to 30/06/2020

RE: 26E/1-3 Endeavour Road, CARINGBAH, NSW, 2229

Manager KARINDJIAS

Y.T.D. July August September October November December January February March April May June

Landlord

Revenue

402. Rent	\$33,028.41	\$3,126.42	\$3,545.48	\$3,122.23	\$3,124.34	\$3,124.34	\$3,125.63	\$3,124.34	\$3,123.31	\$3,124.34	\$3,124.34	\$1,363.64	\$0.00
411. Outgoings Recoverable	\$16.63	\$0.00	\$2.08	\$2.11	\$12.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
444.06 GST on Outgoings Recoverable	\$1.66	\$0.00	\$0.21	\$0.21	\$1.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
444.01 GST on Rent	\$3,302.52	\$312.64	\$354.55	\$312.22	\$312.43	\$312.43	\$311.14	\$312.43	\$313.46	\$312.43	\$312.43	\$136.36	\$0.00
	\$36,349.22	\$3,439.06	\$3,902.32	\$3,436.77	\$3,450.45	\$3,436.77	\$3,436.77	\$3,436.77	\$3,436.77	\$3,436.77	\$3,436.77	\$1,500.00	\$0.00

Expenses

548.10 Strata Levies	-\$1,821.08	-\$455.27	\$0.00	-\$455.27	\$0.00	\$0.00	-\$455.27	\$0.00	\$0.00	-\$455.27	\$0.00	\$0.00	\$0.00
545. Council Rates	-\$915.03	\$0.00	-\$228.63	\$0.00	\$0.00	-\$228.80	\$0.00	-\$228.80	\$0.00	-\$228.80	\$0.00	-\$228.80	\$0.00
604. Water Rates	-\$782.48	\$0.00	\$0.00	-\$261.80	\$0.00	\$0.00	-\$261.77	\$0.00	\$0.00	-\$258.91	\$0.00	\$0.00	\$0.00
520.1 EOY Statement Fee	-\$5.00	-\$5.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
512. G.S.T.	-\$6.00	-\$1.00	-\$0.50	-\$0.50	-\$0.50	-\$0.50	-\$0.50	-\$0.50	-\$0.50	-\$0.50	-\$0.50	-\$0.50	\$0.00
740.08 G.S.T.	-\$182.12	-\$45.53	\$0.00	-\$45.53	\$0.00	\$0.00	-\$45.53	\$0.00	\$0.00	-\$45.53	\$0.00	\$0.00	\$0.00
520. Statement Fee	-\$55.00	-\$5.00	\$0.00	-\$5.00	-\$5.00	\$0.00	-\$5.00	-\$5.00	\$0.00	-\$5.00	-\$5.00	\$0.00	\$0.00
500. Commission on Rental	-\$1,651.42	-\$156.32	-\$177.28	-\$156.11	-\$156.21	-\$156.21	-\$156.28	-\$156.22	-\$156.17	-\$156.22	-\$156.22	-\$68.18	\$0.00
512.03 G.S.T. on Commission on Rental	-\$165.13	-\$15.64	-\$17.72	-\$15.61	-\$15.62	-\$15.62	-\$15.63	-\$15.62	-\$15.61	-\$15.62	-\$15.62	-\$6.82	\$0.00
500.51 Commission on Outgoings Recovered	-\$0.84	\$0.00	-\$0.10	-\$0.11	-\$0.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
512.10 G.S.T. on Commission on Outgoings Recovered	-\$0.08	\$0.00	-\$0.01	-\$0.01	-\$0.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	-\$5,584.18	-\$683.76	-\$429.24	-\$939.94	-\$178.02	-\$406.13	-\$939.98	-\$177.34	-\$406.08	-\$937.05	-\$177.34	-\$309.30	\$0.00

Capital

102. Distribution to Owner	-\$30,765.04	-\$2,755.30	-\$3,473.08	-\$2,496.83	-\$3,272.43	-\$3,030.64	-\$2,496.79	-\$3,259.43	-\$3,030.69	-\$2,499.72	-\$3,259.43	-\$1,190.70	\$0.00
	-\$30,765.04	-\$2,755.30	-\$3,473.08	-\$2,496.83	-\$3,272.43	-\$3,030.64	-\$2,496.79	-\$3,259.43	-\$3,030.69	-\$2,499.72	-\$3,259.43	-\$1,190.70	\$0.00

GST Summary

GST Received	\$3,304.18	\$312.64	\$354.76	\$312.43	\$313.67	\$312.43	\$311.14	\$312.43	\$313.46	\$312.43	\$312.43	\$136.36	\$0.00
GST Paid	-\$353.33	-\$62.17	-\$18.23	-\$61.65	-\$16.18	-\$16.12	-\$61.66	-\$16.12	-\$16.11	-\$61.65	-\$16.12	-\$7.32	\$0.00

Juric Nominees Pty Ltd
9 Plimsoll Street
SANS SOUCI NSW 2219



Receipts & Expenditure Statement

Financial Statement for the period 01/07/2019 to 30/06/2020

RE: 26E/1-3 Endeavour Road, CARINGBAH, NSW, 2229

Manager KARINDJIAS

Y.T.D. July August September October November December January February March April May June

Landlord

GST Summary

Owner Distribution

Juric Nominees ATF Darren Juric Gro

\$2,950.85	\$250.47	\$336.53	\$250.78	\$297.49	\$296.31	\$249.48	\$296.31	\$297.35	\$250.78	\$296.31	\$129.04	\$0.00
\$30,765.04	\$2,755.30	\$3,473.08	\$2,496.83	\$3,272.43	\$3,030.64	\$2,496.79	\$3,259.43	\$3,030.69	\$2,499.72	\$3,259.43	\$1,190.70	\$0.00
\$30,765.04	\$2,765.30	\$3,473.08	\$2,496.83	\$3,272.43	\$3,030.64	\$2,496.79	\$3,259.43	\$3,030.69	\$2,499.72	\$3,259.43	\$1,190.70	\$0.00



Michael Roberts STRATA
MANAGEMENT
SERVICES

ACN 001 814 651 / ABN 34 368 324 468
Licence No. 205133

REMINDER NOTICE

PO Box 696,
HURSTVILLE BC NSW 1481
T. 61 2 8567 5900
F. 61 2 9553 4177
E. info@mrstrata.com.au

Issued 03/11/2020 on behalf of the owners of:

The Owners--Strata Plan 36288
ABN 23076214669
1-3 Endeavour Road
CARINGBAH NSW 2229

Juric Holdings Pty Ltd
c/- Commercial Property Group
P O Box 345
RAMSGATE NSW 2217

for Lot 26 Unit 26E
Juric Holdings Pty Ltd

Date	Details	Amount due (incl. GST)	Amount paid	Interest accrued*	Interest paid	Amount outstanding
01/04/2019	Opening Balance	11,876.55	11,876.55	36.03	36.03	0.00
01/07/2019	Quarterly Levy 01/07/19 - 30/09/19	500.80	500.80	0.00	0.00	0.00
01/10/2019	Quarterly Levy 01/10/19 - 31/12/19	500.80	500.80	0.00	0.00	0.00
01/01/2020	Quarterly Levy 01/01/20 - 31/03/20	500.80	500.80	0.00	0.00	0.00
01/04/2020	Quarterly Levy 01/04/20 - 30/06/20	500.80	500.80	0.00	0.00	0.00
01/07/2020	Quarterly Admin/Capital Works Levy	516.50	0.00	13.02	0.00	529.52
01/10/2020	Quarterly Admin/Capital Works Levy	516.50	0.00	0.00	0.00	516.50
03/11/2020	Lot 26: Debt recovery Stage 1	22.00	0.00	0.00	0.00	22.00
* Interest calculated to 03/11/2020		\$14,924.75	\$13,879.75	\$49.05	\$36.03	\$1,068.02

Total amount outstanding \$1,068.02

Cheques should be made payable to 'The Owners--Strata Plan 36288'

Paid 8/6/2021



*Registration is required for payments from cheque or savings accounts. Please complete a registration form available at www.deft.com.au or call 1800 672 162. You do not need to re-register for the internet service if already registered for phone payment. Registration is not required for credit card payments

Commercial Property Group

Strata Plan 36288

Lot 26

Unit 26E



*442 230271793 90000039363



Bill code 96503



Pay over the Internet by DEFT
Online from your *pre-registered
bank account at www.deft.com.au



Pay by DEFT Phonepay from your
*pre-registered bank account.
Call 1300 301 090 or
International +612 8232 7395



Credit card payments can be made
over the Internet. Log onto
www.deft.com.au or call 1300 301
090 and follow the instructions. A
surcharge will be applicable if you
use this option.



Pay by mailing this payment slip with
your cheque to:
DEFT Payment Systems
GPO Box 4690, Sydney NSW 2001



Pay in person at any post office by
cash, cheque or Eftpos.
Payments made at Australia Post will
incur a \$2.75 DEFT processing fee.

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info www.bpay.com.au

Michael Roberts Strata Management Ser

DEFT Reference Number

230271793 90000039363

Amount Due

\$1,068.02

Due Date

03/11/2020

Amount Paid

\$

+230271793 90000039363<

000106802<2+

Business Loan

Account name

JURIC NOMINEES PTY LTD

032-044 55-4458

Details of your account

From Last Statement Dated 28 Feb 2019 to 30 Aug 2019

Date	Description of transaction	Debit	Credit	Balance
31 Jul	Interest	629.05		-128,322.42
05 Aug	Periodical Payment From Juric Nominees Loan Repayment		2,144.00	-126,178.42
30 Aug	Interest	553.29		-126,731.71
30 Aug	CLOSING BALANCE			-126,731.71

CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

OTHER INFORMATION ABOUT YOUR ACCOUNT

Interest Rates (per annum) on Debit Balances

Effective Date	Annual Percentage Rate	Annual % Rate For Excess Amount
24 Sep 2018	5.72 %	8.72 %
18 Jun 2019	5.52 %	8.52 %
16 Jul 2019	5.32 %	8.32 %

Your limit as at 30 Aug 2019 is

\$167,896.00

Business Loan

Branch Name and Address

Cnr Pitt & Hunter Sts
Sydney NSW 2000

BSB

032-044

Account Number

55-4458

Account name

JURIC NOMINEES PTY LTD
ATF DARREN JURIC GROUP SUPERANNUATION FUND

Customer Number

30375592 JURIC NOMINEES PTY LTD

Account Summary

Opening Balance	- \$185,286.71
Total credits	+ \$62,589.26
Total debits	- \$4,034.26
Closing Balance	- \$126,731.71

Account enquiries

Call Westpac Telephone Banking
8am - 8pm 7 days
132 142 within Australia
+61 2 9293 9262 if calling from overseas

Details of your account

From Last Statement Dated 28 Feb 2019 to 30 Aug 2019

Date	Description of transaction	Debit	Credit	Balance
2019	STATEMENT OPENING BALANCE			-185,286.71
11 Mar	Deposit Online 2902120 Pymt Darren Juric Darren Juric		39,379.07	-145,907.64
29 Mar	Loan Service Fee	120.00		-146,027.64
29 Mar	Interest	739.73		-146,767.37
03 Apr	Deposit Amp Life 6887727		14,634.19	-132,133.18
30 Apr	Interest	674.08		-132,807.26
06 May	Periodical Payment From Juric Nominees Loan Repayment		2,144.00	-130,663.26
31 May	Interest	636.78		-131,300.04
05 Jun	Periodical Payment From Juric Nominees Loan Repayment		2,144.00	-129,156.04
28 Jun	Loan Service Fee	120.00		-129,276.04
28 Jun	Interest	561.33		-129,837.37
05 Jul	Periodical Payment From Juric Nominees Loan Repayment		2,144.00	-127,693.37

Proceeds of cheques will not be available until cleared.
Please check all entries on this statement and promptly inform the Bank
of any possible error or unauthorised transaction.

Statement No. 12 Page 1 of 3

Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714

Business Loan

Branch Name and Address

Cnr Pitt & Hunter Sts
Sydney NSW 2000

BSB

Account Number

032-044

55-4458

Account name

JURIC NOMINEES PTY LTD
ATF DARREN JURIC GROUP SUPERANNUATION FUND

Customer Number

30375592 JURIC NOMINEES PTY LTD

Account Summary

Opening Balance	- \$126,731.71
Total credits	+ \$12,864.00
Total debits	- \$3,388.19
Closing Balance	- \$117,255.90

Account enquiries



Call Westpac Telephone Banking

8am - 8pm 7 days

132 142 within Australia

+61 2 9293 9262 if calling from overseas

Details of your account

From Last Statement Dated 30 Aug 2019 to 28 Feb 2020

Date	Description of transaction	Debit	Credit	Balance
2019	STATEMENT OPENING BALANCE			-126,731.71
05 Sep	Periodical Payment From Juric Nominees Loan Repayment		2,144.00	-124,587.71
30 Sep	Loan Service Fee	120.00		-124,707.71
30 Sep	Interest	564.80		-125,272.51
07 Oct	Periodical Payment From Juric Nominees Loan Repayment		2,144.00	-123,128.51
31 Oct	Interest	550.93		-123,679.44
05 Nov	Periodical Payment From Juric Nominees Loan Repayment		2,144.00	-121,535.44
29 Nov	Interest	500.74		-122,036.18
05 Dec	Periodical Payment From Juric Nominees Loan Repayment		2,144.00	-119,892.18
31 Dec	Loan Service Fee	120.00		-120,012.18
31 Dec	Interest	545.24		-120,557.42
2020				

Proceeds of cheques will not be available until cleared.
Please check all entries on this statement and promptly inform the Bank
of any possible error or unauthorised transaction.

Statement No. 13 Page 1 of 2

Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714

Business Loan

Account name
JURIC NOMINEES PTY LTD

032-044 55-4458

30 Aug 2019

Important Message about your Loan.

If any loans you hold with us is secured by a real property mortgage; the mortgage terms require the property to be insured.

Please review the replacement value of any mortgaged property and check with your insurer to ensure you have adequate cover.

For general information on property insurance, visit the Australian Securities and Investments Commission's MoneySmart website: moneysmart.gov.au .

To discuss your specific insurance needs, contact your current insurer, visit your local branch or call us on 1300 650 255.

THANK YOU FOR BANKING WITH WESTPAC

Statement No. 12 Page 3 of 3

Business Loan

Branch Name and Address

Cnr Pitt & Hunter Sts
Sydney NSW 2000

BSB

032-044

Account Number

55-4458

Account name

JURIC NOMINEES PTY LTD
ATF DARREN JURIC GROUP SUPERANNUATION FUND

Customer Number

30375592 JURIC NOMINEES PTY LTD

Account Summary

Opening Balance	- \$117,255.90
Total credits	+ \$12,864.00
Total debits	- \$2,586.66
Closing Balance	- \$106,978.56

Account enquiries



Call Westpac Telephone Banking

8am - 8pm 7 days

132 142 within Australia

+61 2 9293 9262 if calling from overseas

Details of your account

From Last Statement Dated 28 Feb 2020 to 31 Aug 2020

Date	Description of transaction	Debit	Credit	Balance
2020	STATEMENT OPENING BALANCE			-117,255.90
05 Mar	Periodical Payment From Juric Nominees Loan Repayment		2,144.00	-115,111.90
31 Mar	Loan Service Fee	120.00		-115,231.90
31 Mar	Interest	512.54		-115,744.44
06 Apr	Periodical Payment From Juric Nominees Loan Repayment		2,144.00	-113,600.44
30 Apr	Interest	386.41		-113,986.85
05 May	Periodical Payment From Juric Nominees Loan Repayment		2,144.00	-111,842.85
29 May	Interest	349.48		-112,192.33
05 Jun	Periodical Payment From Juric Nominees Loan Repayment		2,144.00	-110,048.33
30 Jun	Loan Service Fee	120.00		-110,168.33
30 Jun	Interest	379.81		-110,548.14

Proceeds of cheques will not be available until cleared.
Please check all entries on this statement and promptly inform the Bank
of any possible error or unauthorised transaction.

Statement No. 14 Page 1 of 3

Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714

Business Loan

Account name

JURIC NOMINEES PTY LTD

032-044 55-4458

Details of your account

From Last Statement Dated 30 Aug 2019 to 28 Feb 2020

Date	Description of transaction	Debit	Credit	Balance
06 Jan	Periodical Payment From Juric Nominees Loan Repayment		2,144.00	-118,413.42
31 Jan	Interest	521.77		-118,935.19
05 Feb	Periodical Payment From Juric Nominees Loan Repayment		2,144.00	-116,791.19
28 Feb	Interest	464.71		-117,255.90
28 Feb	CLOSING BALANCE			-117,255.90

CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

OTHER INFORMATION ABOUT YOUR ACCOUNT

Interest Rates (per annum) on Debit Balances

Effective Date	Annual Percentage Rate
16 Jul 2019	5.32 %
16 Oct 2019	5.17 %

Your limit as at 28 Feb 2020 is

\$158,422.00

THANK YOU FOR BANKING WITH WESTPAC

Statement No. 13 Page 2 of 2

Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714

Business Loan

Account name

JURIC NOMINEES PTY LTD

032-044 55-4458

Details of your account

From Last Statement Dated 28 Feb 2020 to 31 Aug 2020

Date	Description of transaction	Debit	Credit	Balance
06 Jul	Periodical Payment From Juric Nominees Loan Repayment		2,144.00	-108,404.14
31 Jul	Interest	362.29		-108,766.43
05 Aug	Periodical Payment From Juric Nominees Loan Repayment		2,144.00	-106,622.43
31 Aug	Interest	356.13		-106,978.56
31 Aug	CLOSING BALANCE			-106,978.56

Remember, if you have a card, always keep your passcode (PIN) secret - don't tell anyone or let them see it. Never write your passcode on your card or on anything that could be lost or stolen. If you do need to record a reminder, you must make every effort to disguise it. You may be liable for losses if you don't protect your passcode. To help you learn how you can protect your card against unauthorised transactions, you can find more information at westpac.com.au/dispute. If you are a business customer, please go to westpac.com.au/businessdispute

CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more

OTHER INFORMATION ABOUT YOUR ACCOUNT

Interest Rates (per annum) on Debit Balances

Effective Date	Annual Percentage Rate
16 Oct 2019	5.17 %
17 Mar 2020	4.92 %
06 Apr 2020	3.92 %

Your limit as at 31 Aug 2020 is

\$148,148.00

Business Loan

Account name
JURIC NOMINEES PTY LTD

032-044 55-4458

31 Aug 2020

If any loans you hold with us are secured by a real property mortgage, the mortgage terms require the property to be insured.

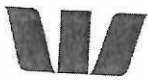
Please review the replacement value of the property and check with your insurer to ensure you have the right cover.

For general information on property insurance, visit the Australian Securities and Investments Commission's MoneySmart website: www.moneysmart.gov.au

To discuss your specific insurance needs, contact your current insurer, visit your local branch or call us on 1300 650 255.

THANK YOU FOR BANKING WITH WESTPAC

Statement No. 14 Page 3 of 3



ELECTRONIC STATEMENT

Statement Period
16 July 2019 - 16 October 2019

Westpac Business One

Account Name
JURIC NOMINEES PTY LTD ATF
DARREN JURIC GROUP
SUPERANNUATION FUNDCustomer ID
3037 5592 JURIC NOMINEES PTY LTDBSB
032-044 Account Number
550 553

Opening Balance	+ \$5,387.38
Total Credits	+ \$9,242.34
Total Debits	- \$7,033.77
Closing Balance	+ \$7,595.95

TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
16/07/19	STATEMENT OPENING BALANCE			
30/07/19	Payment By Authority To Gio Commercial I Gpm000064563			5,387.38
01/08/19	Monthly Plan Fee	190.59		5,196.79
05/08/19	Periodical Payment To Juric Nominees P Loan Repayment	10.00		5,186.79
15/08/19	Deposit Commercial Prope 26E/1-3 Endeavour	2,144.00		3,042.79
29/08/19	Payment By Authority To Gio Commercial I Gpm000064563		3,473.08	6,515.87
02/09/19	Monthly Plan Fee	190.59		6,325.28
05/09/19	Periodical Payment To Juric Nominees P Loan Repayment	10.00		6,315.28
13/09/19	Deposit Commercial Prope 26E/1-3 Endeavour	2,144.00		4,171.28
01/10/19	Monthly Plan Fee		2,496.83	6,668.11
01/10/19	Payment By Authority To Gio Commercial I Gpm000064563	10.00		6,658.11
07/10/19	Periodical Payment To Juric Nominees P Loan Repayment	190.59		6,467.52
15/10/19	Deposit Commercial Prope 26E/1-3 Endeavour	2,144.00		4,323.52
16/10/19	CLOSING BALANCE		3,272.43	7,595.95
				7,595.95

CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more



Statement Period
16 April 2019 - 16 July 2019

Westpac Business One

Account Name
**JURIC NOMINEES PTY LTD ATF
DARREN JURIC GROUP
SUPERANNUATION FUND**

Customer ID
3037 5592 JURIC NOMINEES PTY LTD

BSB
032-044

Account Number
550 553

Opening Balance	+ \$4,241.58
Total Credits	+ \$8,771.57
Total Debits	- \$7,625.77
Closing Balance	+ \$5,387.38

TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
16/04/19	STATEMENT OPENING BALANCE			4,241.58
30/04/19	Payment By Authority To Gio Commercial I Gpm000064563	190.59		4,050.99
01/05/19	Monthly Plan Fee	10.00		4,040.99
06/05/19	Periodical Payment To Juric Nominees P Loan Repayment	2,144.00		1,896.99
08/05/19	Withdrawal Online 9469426 Bpay Asic Asic	592.00		1,304.99
15/05/19	Deposit Commercial Prope 26E/1-3 Endeavour		3,105.13	4,410.12
29/05/19	Payment By Authority To Gio Commercial I Gpm000064563	190.59		4,219.53
03/06/19	Monthly Plan Fee	10.00		4,209.53
05/06/19	Periodical Payment To Juric Nominees P Loan Repayment	2,144.00		2,065.53
14/06/19	Deposit Commercial Prope 26E/1-3 Endeavour		2,911.14	4,976.67
01/07/19	Monthly Plan Fee	10.00		4,966.67
01/07/19	Payment By Authority To Gio Commercial I Gpm000064563	190.59		4,776.08
05/07/19	Periodical Payment To Juric Nominees P Loan Repayment	2,144.00		2,632.08
15/07/19	Deposit Commercial Prope 26E/1-3 Endeavour		2,755.30	5,387.38
16/07/19	CLOSING BALANCE			5,387.38



Electronic Statement

Westpac Business One

Statement Period
16 January 2020 - 16 April 2020

Account Name
JURIC NOMINEES PTY LTD ATF
DARREN JURIC GROUP
SUPERANNUATION FUND

Customer ID
3037 5592 JURIC NOMINEES PTY LTD

BSB
032-044 Account Number
550 553

Opening Balance	+ \$9,349.04
Total Credits	+ \$8,789.84
Total Debits	- \$7,426.83
Closing Balance	+ \$10,712.05

TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
16/01/20	STATEMENT OPENING BALANCE			
29/01/20	Payment By Authority To Gio Commercial I Gpm000064563			9,349.04
03/02/20	Monthly Plan Fee	190.59		9,158.45
05/02/20	Periodical Payment To Juric Nominees P Loan Repayment	10.00		9,148.45
14/02/20	Deposit Commercial Prope 26E/1-3 Endeavour	2,144.00		7,004.45
25/02/20	Withdrawal Online 4644431 Bpay Asic		3,030.69	10,035.14
25/02/20	Withdrawal Online 7491022 Bpay Asic	347.00		9,688.14
02/03/20	Monthly Plan Fee	54.00		9,634.14
02/03/20	Payment By Authority To Gio Commercial I Gpm000064563	10.00		9,624.14
05/03/20	Periodical Payment To Juric Nominees P Loan Repayment	190.59		9,433.55
13/03/20	Deposit Commercial Prope 26E/1-3 Endeavour	2,144.00		7,289.55
31/03/20	Payment By Authority To Gio Commercial I Gpm000064563		2,499.72	9,789.27
01/04/20	Monthly Plan Fee	182.65		9,606.62
06/04/20	Periodical Payment To Juric Nominees P Loan Repayment	10.00		9,596.62
15/04/20	Deposit Commercial Prope 26E/1-3 Endeavour	2,144.00		7,452.62
16/04/20	CLOSING BALANCE		3,259.43	10,712.05
				10,712.05



Statement Period
16 October 2019 - 16 January 2020

Westpac Business One

Account Name
JURIC NOMINEES PTY LTD ATF
DARREN JURIC GROUP
SUPERANNUATION FUND

Customer ID
3037 5592 JURIC NOMINEES PTY LTD

BSB Account Number
032-044 550 553

Opening Balance	+ \$7,595.95
Total Credits	+ \$8,786.86
Total Debits	- \$7,033.77
Closing Balance	+ \$9,349.04

TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
16/10/19	STATEMENT OPENING BALANCE			7,595.95
29/10/19	Payment By Authority To Gio Commercial I Gpm000064563	190.59		7,405.36
01/11/19	Monthly Plan Fee	10.00		7,395.36
05/11/19	Periodical Payment To Juric Nominees P Loan Repayment	2,144.00		5,251.36
15/11/19	Deposit Commercial Prope 26E/1-3 Endeavour		3,030.64	8,282.00
29/11/19	Payment By Authority To Gio Commercial I Gpm000064563	190.59		8,091.41
02/12/19	Monthly Plan Fee	10.00		8,081.41
05/12/19	Periodical Payment To Juric Nominees P Loan Repayment	2,144.00		5,937.41
13/12/19	Deposit Commercial Prope 26E/1-3 Endeavour		2,496.79	8,434.20
31/12/19	Payment By Authority To Gio Commercial I Gpm000064563	190.59		8,243.61
02/01/20	Monthly Plan Fee	10.00		8,233.61
06/01/20	Periodical Payment To Juric Nominees P Loan Repayment	2,144.00		6,089.61
15/01/20	Deposit Commercial Prope 26E/1-3 Endeavour		3,259.43	9,349.04
16/01/20	CLOSING BALANCE			9,349.04

CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more



ELECTRONIC STATEMENT

Statement Period
16 April 2020 - 16 July 2020

Westpac Business One

Account Name
JURIC NOMINEES PTY LTD ATF
DARREN JURIC GROUP
SUPERANNUATION FUNDCustomer ID
3037 5592 JURIC NOMINEES PTY LTDBSB
032-044Account Number
550 553

Opening Balance	+ \$10,712.05
Total Credits	+ \$1,190.70
Total Debits	- \$7,009.95
Closing Balance	+ \$4,892.80

TRANSACTIONS

Please check all entries on this statement and promptly inform Westpac of any possible error or unauthorised transaction

DATE	TRANSACTION DESCRIPTION	DEBIT	CREDIT	BALANCE
16/04/20	STATEMENT OPENING BALANCE			10,712.05
29/04/20	Payment By Authority To Gio Commercial I Gpm000064563			10,529.40
01/05/20	Monthly Plan Fee	182.65		10,519.40
05/05/20	Periodical Payment To Juric Nominees P Loan Repayment	10.00		8,375.40
15/05/20	Deposit Commercial Prope 26E/1-3 Endeavour	2,144.00		9,566.10
29/05/20	Payment By Authority To Gio Commercial I Gpm000064563		1,190.70	9,383.45
01/06/20	Monthly Plan Fee	182.65		9,373.45
05/06/20	Periodical Payment To Juric Nominees P Loan Repayment	10.00		7,229.45
30/06/20	Payment By Authority To Gio Commercial I Gpm000064563	2,144.00		7,046.80
01/07/20	Monthly Plan Fee	182.65		7,036.80
06/07/20	Periodical Payment To Juric Nominees P Loan Repayment	10.00		4,892.80
16/07/20	CLOSING BALANCE	2,144.00		4,892.80

CONVENIENCE AT YOUR FINGERTIPS

Use Online, Mobile or Tablet Banking to pay bills, transfer funds, check your account balances and much more





Activity statement 001

Date generated	07/04/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

5 results found - from **07 April 2019** to **07 April 2021** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
3 Aug 2020	3 Aug 2020	General interest charge			\$0.00
3 Aug 2020	31 Jul 2020	Payment received		\$2,168.00	\$0.00
1 Jul 2020	1 Jul 2020	General interest charge			\$2,168.00 DR
30 Jun 2020	30 Jun 2020	Original Activity Statement for the period ending 30 Jun 19 - GST	\$2,168.00		\$2,168.00 DR
27 Apr 2019	27 Apr 2019	General interest charge			\$0.00





Income tax 551

Date generated	07/04/2021
Overdue	\$0.00
Not yet due	\$0.00
Balance	\$0.00

Transactions

4 results found - from **07 April 2019** to **07 April 2021** sorted by **processed date** ordered **newest to oldest**

Processed date	Effective date	Description	Debit (DR)	Credit (CR)	Balance
3 Aug 2020	3 Aug 2020	General interest charge			\$0.00
3 Aug 2020	31 Jul 2020	Payment received		\$259.00	\$0.00
1 Jul 2020	1 Jul 2020	General interest charge			\$259.00 DR
30 Jun 2020	30 Jun 2020	Tax return Self Man Superfund - Income Tax for the period from 01 Jul 18 to 30 Jun 19	\$259.00		\$259.00 DR





COMMERCIAL
Property Group

TAX INVOICE / STATEMENT

AGENT ABN: 68 112 892 627

Reference: 20067D
Account: JURIC NOMINEES AT
Manager: Felipe Serra-Martins
Statement No: 50

Page 1 of 1
July 13, 2018

Juric Nominees Pty Ltd
9 Plimsoll Street
SANS SOUCI NSW 2219

Detail	Paid From	Paid To	Brought Forward	Charged This Statement	Total	Amount Received	Carried Forward
Income							
Nazzas Logistics Pty Ltd							
26E/1-3 Endeavour Road, CARINGBAH, NSW, 2229							
Rent	01-Jul-18	31-Jul-18	\$0.00	\$3,033.34	\$3,033.34	\$3,033.34	\$0.00
Outgoings Recoverable - Water Usage 21 days	29-Jan-18	29-Jan-18	\$2.76	\$0.00	\$2.76	\$0.00	\$2.76
GST on Rent	01-Jul-18	31-Jul-18	\$0.00	\$303.33	\$303.33	\$303.33	\$0.00
GST on Outgoings Recoverable	29-Jan-18	29-Jan-18	\$0.28	\$0.00	\$0.28	\$0.00	\$0.28
Total Income						\$3,336.67	
Other Income							
HeldOver from Previous Statement.				\$0.00		\$2,376.00	
Total Other Income						\$2,376.00	
Agent Fees							
G.S.T. on Commission on Rental						-\$15.17	
G.S.T. on Statement Fee						-\$0.50	
EOFY Statement Fee						-\$5.00	
Commission on Rental						-\$151.67	
Statement Fee						-\$5.00	
G.S.T. on Statement Fee						-\$0.50	
Total Agent Fees						-\$177.84	
Distribution of Funds							
Juric Nominees Pty Ltd		Banked into Account 032-044 550553				\$3,158.83	
Total Distribution of Funds						\$3,158.83	
Held Over							
Hold Over Air Conditioning Installation						-\$2,376.00	
Total Held Over						-\$2,376.00	
GST Summary on Statement							
GST Received on Statement						\$303.33	
GST Paid on Statement						-\$16.17	
Total GST Summary on Statement						\$287.16	





Diminishing Value Method Summary

This report shows 40 years worth of depreciation claims, with a detailed schedule covering the first 20 years. The diminishing value method returns the greatest value of depreciation claim within the first few years of claim, and where applicable, includes the 100% write-off and low value pooling.

Pooled assets within the following pages are shown as bold, and are highlighted in grey. It should be noted that these assets do not utilise the general depreciation rate as shown, rather the pooling rates at 18.75% in the year of acquisition, and 37.5% for each year thereafter.

A summary of the 20 years of detailed diminishing value depreciation claims is included below.

	Effective Life Assets	Pooled Plant Assets	Division 43 Allowance	Total Deductions
Year 1 ending - 30/06/14	\$2,538	\$0	\$1,752	\$4,290
Year 2 ending - 30/06/15	\$4,991	\$0	\$4,414	\$9,405
Year 3 ending - 30/06/16	\$3,776	\$521	\$4,414	\$8,711
Year 4 ending - 30/06/17	\$3,056	\$325	\$4,414	\$7,795
Year 5 ending - 30/06/18	\$2,120	\$800	\$4,414	\$7,334
Year 6 ending - 30/06/19	\$1,735	\$500	\$4,414	\$6,649
Year 7 ending - 30/06/20	\$1,422	\$312	\$4,414	\$6,149
Year 8 ending - 30/06/21	\$1,167	\$195	\$4,414	\$5,777
Year 9 ending - 30/06/22	\$959	\$122	\$4,414	\$5,495
Year 10 ending - 30/06/23	\$790	\$76	\$4,414	\$5,280
Year 11 ending - 30/06/24	\$651	\$48	\$4,414	\$5,113
Year 12 ending - 30/06/25	\$537	\$30	\$4,414	\$4,981
Year 13 ending - 30/06/26	\$444	\$19	\$4,414	\$4,877
Year 14 ending - 30/06/27	\$368	\$12	\$4,414	\$4,794
Year 15 ending - 30/06/28	\$141	\$316	\$4,414	\$4,870
Year 16 ending - 30/06/29	\$0	\$540	\$4,414	\$4,954
Year 17 ending - 30/06/30	\$0	\$338	\$2,774	\$3,111
Year 18 ending - 30/06/31	\$0	\$211	\$0	\$211
Year 19 ending - 30/06/32	\$0	\$132	\$0	\$132
Year 20 ending - 30/06/33	\$0	\$82	\$0	\$82

Property: Unit 26E/1-3 Endeavour Road, Caringbah, NSW 2229

