

Lot 1

Rent 1/9/11 - 31/8/12
1/9/12 - 31/8/13
1/9/13 - 31/8/14

\$11,772.50 + GST
\$12,243.40 + GST (4% increase, CPI 1.2%)
\$12,733.14 + GST (4%, CPI 2.4%)
= \$14,006.45 inc. GST
Round to \$14,000 per month

Lot 2

Rent 1/9/11 - 31/8/12
Rent 1/9/12 - 31/8/13
1/9/13 - 31/8/13

\$4,250 + GST
\$4,420 + GST
\$4,596.80 + GST
= \$5,056.48 inc. GST
Round to \$5,055 per month

2012/13 year

Rental Income per Leases = $(2 \times 11,772.50 + 10 \times 12,243.40) + (2 \times 4,250 + 10 \times 4,420)$

= \$145,979 + \$52,700

= \$198,679 + GST

= \$218,546.90

Cash Received = \$227,545.50

Prepayment = \$8,998.60 as at 30/06/2013

2013/14 year

Cash received as at 13/08/13 = \$53,361 + 8,998.60 (prepaid @ 30/6/13)

- \$18,329.74

July Rent

- \$18,329.74

August Rent

- \$19,055.00

Sept Rent

\$6,645.12

Part October Rent (Balance \$12,409.88)