

## John Olive & Associates Pty Ltd

Real Estate Valuers

ABN 68 073 196 595

2 Gibbins Street,  
Sunnybank Hills QLD 4109

Phone: 07-3273 4732

Fax: 07-3273 2846

Mobile: 0411 226 503

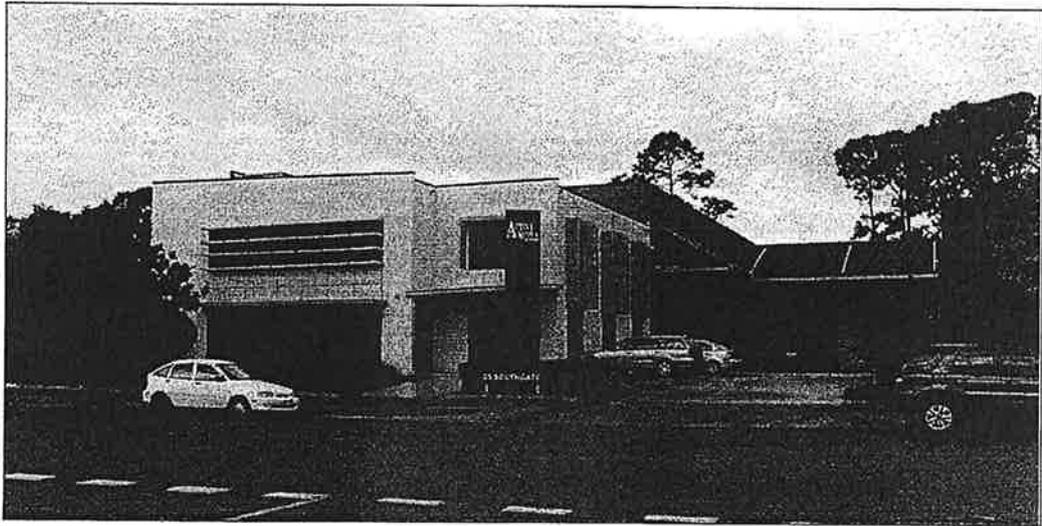
Email: [valuer@bigpond.net.au](mailto:valuer@bigpond.net.au)

### VALUATION - INDUSTRIAL PROPERTY

The valuation is prepared for G.M. & J.J. Muller Properties Pty Ltd for Annual Report and Taxation purposes and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of the content of this valuation.

<b>Applicant:</b>	GM & JJ Muller Properties Pty Ltd		
<b>Real Property Description:</b>	Lots 1 and 2 on SP191431 County of Stanley Parish of Bulimba		
<b>Registered Proprietor</b>	GM & JJ Muller Properties Pty Ltd		
<b>Property Address:</b>	35 Southgate Avenue, Cannon Hill		
<b>Land Description and Location:</b>	<p>A regular shaped inside industrial allotment within a well established commercial and industrial area 6.5 kilometres to the east of the Brisbane Central Business District. The land has a westerly frontage to Southgate Avenue which is a bitumen sealed road carrying medium volumes of local traffic.</p> <p>Surrounding development comprises comparable industrial warehouses and commercial properties.</p>		
<b>Total Site Area:</b>	2,055 square metres		
<b>Zoning:</b>	Industrial		
<b>Construction:</b>			
<u>Type:</u>	A modern Office/Warehouse building		
<u>Walls (ext):</u>	Tilt slab concrete	<u>(Int):</u>	Tilt slab concrete
<u>Ceilings:</u>	Acoustic grid for the office areas	<u>Floor:</u>	Reinforced Concrete
<u>Foundations:</u>	Reinforced Concrete	<u>Roof:</u>	Metal roof sheeting





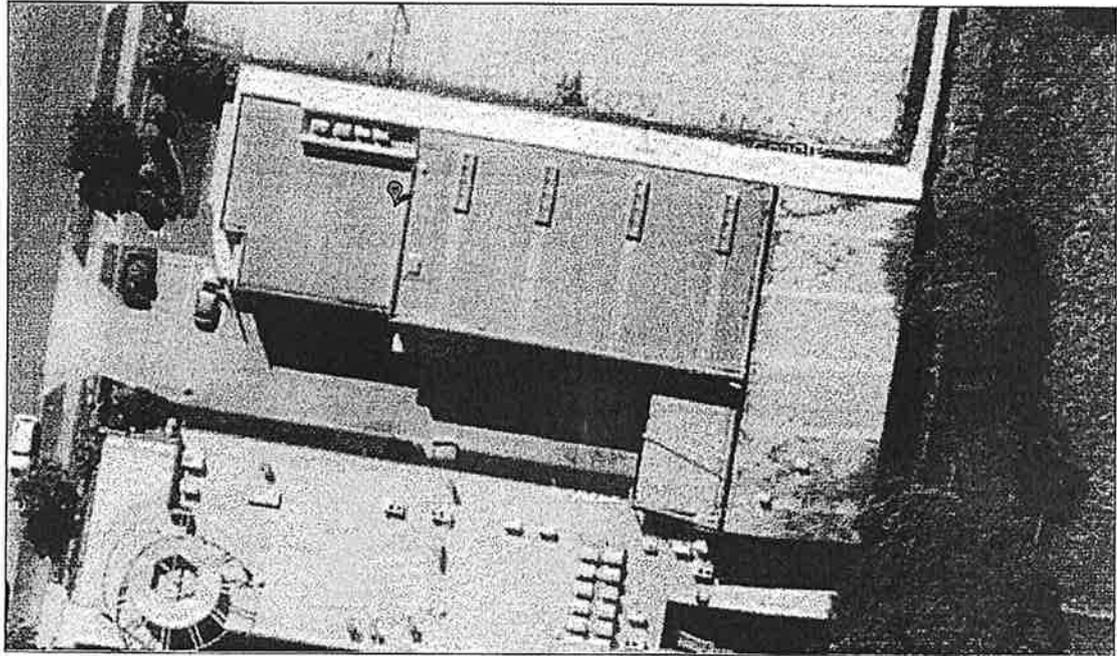
**STREET FRONTAGE**



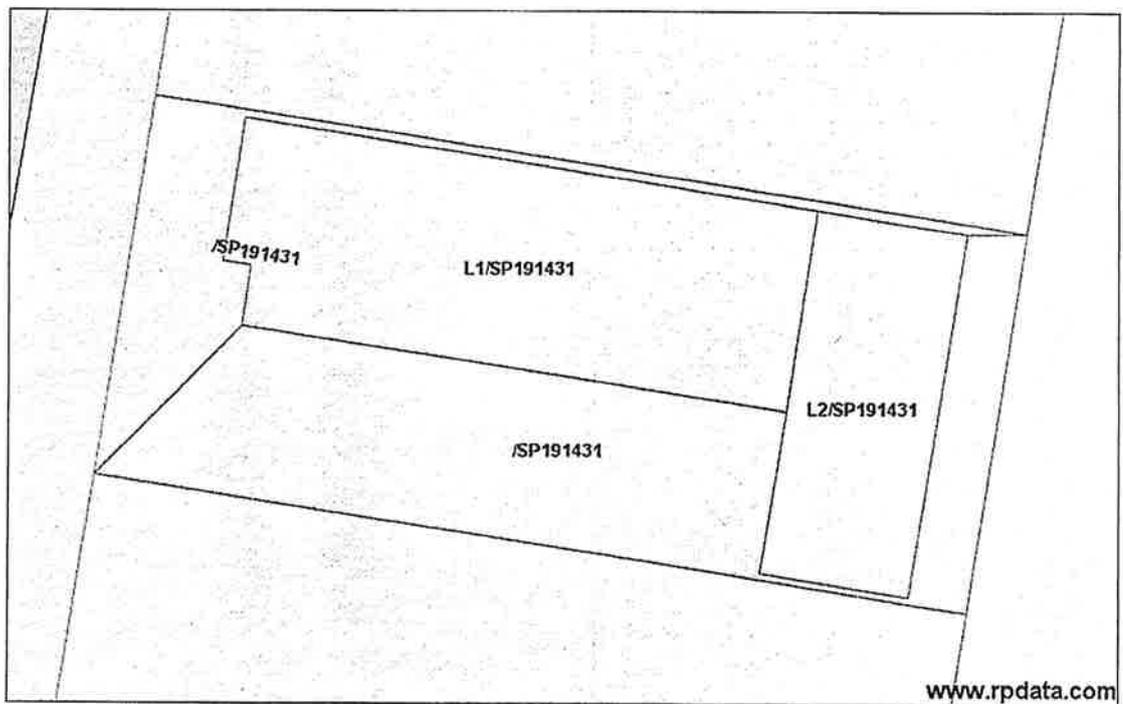
**WAREHOUSE**



**OFFICE**



AIR PHOTOGRAPH



SITE PLAN

Market Commentary:

Recent Market Transaction Activity

LEASING ACTIVITY						
Address	Suburb	Start Date	Area (sq m)	Net Face Rent (\$/sq m pa)	Term (months)	Tenant
<b>Australia TradeCoast</b>						
*Lomandra Drive	Eagle Farm	Sep-10	5,625	\$231	120+120	Enerflex Australasia
231 Holt Street	Eagle Farm	Oct-10	5,000	\$110	120+120	Sevco Logistics
50 Theodore	Eagle Farm	Feb-11	2,960	\$69	60	EMW
1094 Lytton Rd	Murarie	Apr-11	10,800	\$110	36	Avims
8 Terrace Pl	Murarie	Mar-11	8,800	\$69	36	Farrer Transport
Lytton Industrial Estate	Lytton	D & C	56,000	Circa \$115	Undisclosed	Kmart
Trade Coast Central	Eagle Farm	Q1 2011	26,000	Circa \$112	Undisclosed	Reece
17 Suparmil Rd	Pinkenba	Mar-11	3,000	\$115	72 + 72	CV Signs
<b>North Side</b>						
20 Shannon Place	Virginia	Mar-11	6,000	\$130	84	Stera Enzo
501 Bilsen Road	Geebung	Feb-11	4,900	\$91	60 + 60	Byms Ford
<b>Outer North</b>						
Salwater Circuit	Narangba	Dec-10	3,950	\$132	84+60	ASRA Metals
<b>South Side</b>						
339 Bradman Street	Acacia Ridge	Oct-10	2,693	\$111	60	Colmar EEP Pty Ltd
25 Industrial Circuit	Acacia Ridge	Nov-10	9,714	\$111	n/a	Ceva Logistics
43 Paradise Road	Acacia Ridge	Oct-10	9,250	\$110	72	PSO Trans Australia
636 Boundary Road	Coopers Plains	Feb-11	5,877	\$90	60	LeFarge Plasterboard
<b>Outer South West</b>						
117 Fermentation Street	Wacol	Dec-10	2855	\$140	60	Ausco
764 Progress Road	Wacol	Nov-10	5297	\$100	120+60+60	Bend-Werk
85 Cobalt Street	Carole Park	Oct-10	2,665	\$131	36	Cement Australia

\*Warehouse and office.  
Source: Colliers International Research

SALES ACTIVITY								
Address	Suburb	Sale Price (\$)	Date of Sale**	GLA (sq m)	GLA Rate (\$/sq m)	Reversionary Yield*	Vendor	Purchaser
670 Macarthur Avenue	Pinkenba	\$8,195,000	Aug-10	5,577	\$1,469	8.25%	Property Solutions	Growthpoint
150 Fison Avenue	Eagle Farm	\$8,250,000	Oct-10	5,412	\$1,524	8.4%	Private Investor	Private Investor
66 Alexandria Place	Murarie	\$7,440,000	Jan-11	5,320	\$1,393	8.2%	Owner Occupier	Private Investor
<b>North Side and Outer North</b>								
1340 Sandgate Road	Virginia	\$14,500,000	Dec-10	14,426	\$1,005	7.86% (initial)	Opus	Burrings
64 South Pine Road	Brandale	\$7,500,000	Oct-10	7,763	\$966	n/a	Joyce Indpac Pty Ltd	Icon Plastics
55 Depot Street	Banyo	\$6,350,000	Oct-10	4,008	\$1,584	7.90%	Private Investor	Jane Darverica
432 Newman Road	Geebung	\$5,000,000	Jul-10	1,220	\$4,093	8.70%	One Steel	Private Investor
<b>South Side and Outer South</b>								
101 Baham Road	Archerfield	\$20,500,000	Nov-10	24,450	\$833	n/a	AMP capital Investors	Dexus
29-41 Lyngall Street	Acacia Ridge	\$18,000,000	Oct-10	18,438	\$974	8.61%	Private Investor	Dexus
243 Bradman Road	Acacia Ridge	\$6,300,000	Sep-10	4931	\$1,263	8.24	Rosi Savio	D&M Lyone Holdings
51 Axis Place	Larapinta	\$3,375,000	Aug-10	15,720	\$2,123	8.00%	Toll Ipec	Private Investor
82 Nicca Street	Heathwood	\$50,200,000	Jul-10	37,980	\$1,322	8.40%	Selta Properties	GIC Real Estate
62 Stradbroke Street	Heathwood	\$26,900,000	Jul-10	24,791	\$1,086	8.60%	Selta Properties	GIC Real Estate
64 Axis Place	Larapinta	\$5,400,000	Feb-11	3,742	\$1,443	7.9%	Private Investor	Private Investor
16 Lenzen Street	Coopers Plains	\$5,005,000	Jan-11	4,849	\$1,032	8.49	Vacant Possess	Atra Pty Ltd
2 Weipin St	Cleveland	\$22,750,000	Nov-10	23,318	\$976	n/a	Fisher & Paykel	Sentinel
<b>Outer South West</b>								
514 Boundary Road	Richlands	\$26,675,000	Oct-10	14,585	\$1,843	8.17%	Russo Investments	Leid Lease
473 Freeman Road	Richlands	\$12,000,000	Aug-10	9,625	\$1,247	8.40%	Chalger Diversified Property Group	Private Investor
163 Cobalt Street	Carole Park	\$9,176,742	Aug-10	7,195	\$1,275	8.53%	Private Investor	Private Investor
<b>Yatala</b>								
29 Business Street	Yatala	\$10,679,842	Aug-10	9,630	\$1,230	8.14%	Property Solutions	Growthpoint
13 Business Street	Yatala	\$14,939,379	Aug-10	9,951	\$1,669	8.61%	Property Solutions	Growthpoint
10 Gasman Drive	Yatala	\$4,958,012	Aug-10	3,168	\$1,555	7.91%	Property Solutions	Growthpoint

\*Yields quoted are equivalent reversionary yield  
\*\*Sale date refers to date of exchange  
Source: Colliers International Research

**MARKET VALUATION:**

"Market value is defined as the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arms length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

	Area M2	Rental Rate	Rental
Ground Floor Office	251	\$165.00	Lot 1 { \$41,415 \$41,415 \$58,440
First Floor Office	251	\$165.00	
Warehouse	487	\$120.00	
Stage 2 Office	80	\$165.00	Lot 2 { \$13,200 \$37,800
Stage 2 Warehouse	315	\$120.00	
<b>Total</b>	<b>1384</b>	<b>\$138.92</b>	
<b>Capitalisation Rate</b>			8.00%
<b>Capitilised Value</b>			\$2,403,375
<b>Adopt</b>			\$2,400,000

**\$2,400,000**

**(Two Million Four Hundred Thousand Dollars)**

**VALUATION DATE:**

**24 August 2011**

We are not aware of any previous or current use that may have contaminated the site.

**John Olive & Associates Pty Ltd**

Lot 1  
Rent \$11770 p/month  
= \$12947 incl GST



**JOHN J. OLIVE AAPI**  
**Certified Practising Valuer**  
**Registered Valuer No. 1567 (Qld)**

Lot 2  
Rent = \$4250  
= \$4675 incl GST

Rent Lot 1 =  $\frac{4145}{4145}$   
58440  
\$141270

Lot 2 13200  
37800  
+ \$ 51000 = \$192270

@ 8% = \$1,765,000 @ 8% = \$635,000

**CURRICULUM VITAE**  
**JOHN J OLIVE AAPI**

**2 Gibbins Street, Sunnybank Hills QLD 4109**

**Qualifications**

**Queensland University (Gatton College)**

*Diploma in Real Estate Valuation 1982-1985*

**Queensland University of Technology**

*Introduction to Town Planning 1987*

*Property Investment Analysis 1990*

**Professional Details**

*Associate of Australian Property Institute (Certified Practicing Valuer)*

*Registered Urban Real Estate Valuer No. 1567 (29 May 1986)*

*Registered Rural Real Estate Valuer No. 1593 (11 Nov 1986)*

**Expertise**

*John's property career has focused on South East Queensland commencing in the sale and management of a wide range of property types on the Gold Coast in 1978. During the past 33 years, he has provided detailed expert advice and direction on many major properties, developments and portfolios throughout Queensland and New South Wales.*

*His early career concentrated mainly in the areas of sales and leasing of residential, rural, commercial and retail properties; and 4 years with the Queensland State Government Lands Department, followed by 12 years specialized valuation experience with L.J. Hooker International and Colliers Jardine, and 16 years in specialist private practice trading as John Olive & Associates Pty Ltd*

**G.M. & J.J. MULLER PROPERTIES PTY LTD**

## Interest, Government Charges & Bank Fee History



View account: 19 GM JJ Property PL - 014253 484103304



**Account:** 19 GM JJ Property PL - 014253 484103304

	<b>Current Financial YTD July 2010 - Current</b>	<b>Previous Financial Year July 2009 - June 2010</b>
<b>Interest You Paid</b>	\$0.00	\$0.00
<b>Interest You Received</b>	\$0.00	\$0.00
<b>Government Charges</b>	\$0.00	\$0.00
<b>Bank Fees</b>	\$2.50	\$30.00



## Business Cash Management Statement

Enquiries 131314  
 Lost/Stolen cards 1800 033 844  
 Website & Internet Banking www.anz.com



006859

THE MANAGER  
 GM & JJ MULLER PROPERTIES PTY LTD  
 PO BOX 3392  
 TINGALPA DC QLD 4173

### Statement Summary

Opening balance	\$57.25
Total deposits	\$0.00
Total withdrawals	\$2.50
<b>Closing balance</b>	<b>\$54.75</b>
Statement starts	22/06/2010
Statement ends	22/07/2010
Statement number	27

### Branch Details

Morningside

### Account Details

GM & JJ MULLER PROPERTIES PTY LTD  
 Branch No. (BSB) 014-253  
 Account No 4841-03304

Please retain this statement for taxation purposes.

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2010				
22 JUN	OPENING BALANCE			57.25
22 JUL	ACCOUNT SERVICING FEE	2.50		54.75
<b>TOTALS AT END OF PAGE</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$54.75</b>
<b>TOTALS AT END OF PERIOD</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$54.75</b>

### This statement includes

ANZ bank charges	\$2.50
------------------	--------

### Yearly Summary Previous year to 30/06/2010(\$)

<b>Fees Charged</b>	
ANZ bank account fee	30.00
<b>Total</b>	<b>\$30.00</b>

0003569 - 2117/1

Item No. 55732R 1.1.2009 W164037



## Business Cash Management Statement

Enquiries 131314  
 Lost/Stolen cards 1800 033 844  
 Website & Internet Banking www.anz.com



006054

THE MANAGER  
 GM & JJ MULLER PROPERTIES PTY LTD  
 PO BOX 3392  
 TINGALPA DC QLD 4173

### Statement Summary

Opening balance	\$59.75
Total deposits	\$0.00
Total withdrawals	\$2.50
<b>Closing balance</b>	<b>\$57.25</b>
Statement starts	21/05/2010
Statement ends	22/06/2010
Statement number	26

### Branch Details

Morningside

### Account Details

GM & JJ MULLER PROPERTIES PTY LTD  
 Branch No. (BSB) 014-253  
 Account No 4841-03304

Please retain this statement for taxation purposes.

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
<b>2010</b>				
21 MAY	OPENING BALANCE			59.75
22 JUN	ACCOUNT SERVICING FEE	2.50		57.25
<b>TOTALS AT END OF PAGE</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$57.25</b>
<b>TOTALS AT END OF PERIOD</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$57.25</b>

### This statement includes

ANZ bank charges	\$2.50
------------------	--------

### Your fee summary details are listed below:

Fees Charged for period: 22 MAY 2010 to 22 JUN 2010

Summary of ANZ Transaction fees	Transactions			Fee per transaction (\$)	Total Charge (\$)
	Total	Free	Additional		
<b>SERVICE FEES</b>					
ACCOUNT SERVICE FEE					2.50
<b>Total Account Service Fees</b>					<b>\$2.50</b>
<b>Total Bank Account Fees Charged</b>					<b>\$2.50</b>
<i>Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included</i>					

0003114-1842/1

Item No. 55732R 11.2009 W164037

[Close](#) | [Print](#)

## Balances and Transactions - Last 60 Days

**Account:** 19 GM JJ Property PL - 014253 484103304

**Date:** 02/05/2010 - 30/06/2010

Processed	Description	Debit	Credit	Balance
22/06/2010	ACCOUNT SERVICING FEE	\$2.50		\$57.25
21/05/2010	ACCOUNT SERVICING FEE	\$2.50		\$59.75

### IMPORTANT INFORMATION

This interim statement will only include transactions which have been processed by ANZ to the interim statement date, and will not detail all transactions, fees or charges applied to your account. This statement should not be relied upon as an accurate complete record, as only a full statement of account at the end of your statement cycle will show all transactions, fees and charges applied to your account. For a full account statement, please call 13 13 14, 24 hours a day, 7 days a week (International callers dial + 61 3 9683 8833)



## Business Cash Management Statement

Enquiries 131314  
 Lost/Stolen cards 1800 033 844  
 Website & Internet Banking www.anz.com



003776

THE MANAGER  
 GM & JJ MULLER PROPERTIES PTY LTD  
 PO BOX 3392  
 TINGALPA DC QLD 4173

### Statement Summary

Opening balance	\$62.25
Total deposits	\$0.00
Total withdrawals	\$2.50
<b>Closing balance</b>	<b>\$59.75</b>
Statement starts	22/04/2010
Statement ends	21/05/2010
Statement number	25

Branch Details  
 Morningside

Account Details  
 GM & JJ MULLER PROPERTIES PTY LTD  
 Branch No. (BSB) 014-253  
 Account No 4841-03304

Please retain this statement for taxation purposes.

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
<b>2010</b>				
22 APR	OPENING BALANCE			62.25
21 MAY	ACCOUNT SERVICING FEE	2.50		59.75
<b>TOTALS AT END OF PAGE</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$59.75</b>
<b>TOTALS AT END OF PERIOD</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$59.75</b>

This statement includes		
Bank charges		\$2.50

Your fee summary details are listed below:

Fees Charged for period: 23 APR 2010 to 21 MAY 2010

Summary of ANZ Transaction fees	Transactions			Fee per transaction (\$)	Total Charge (\$)
	Total	Free	Additional		
<b>SERVICE FEES</b>					
ACCOUNT SERVICE FEE					2.50
<b>Total Account Service Fees</b>					<b>\$2.50</b>
<b>Total Bank Account Fees Charged</b>					<b>\$2.50</b>
<i>Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included</i>					

0001054 - 643/1

Item No. 55732R 11.2009 W164037



**Enquiries** 131314  
**Lost/Stolen cards** 1800 033 844  
**Website & Internet Banking** www.anz.com



006775  
 THE MANAGER  
 GM & JJ MULLER PROPERTIES PTY LTD  
 PO BOX 3392  
 TINGALPA DC QLD 4173

**Statement Summary**

Opening balance \$418.75  
 Total deposits \$100.00  
 Total withdrawals \$456.50  
**Closing balance \$62.25**  
 Statement starts 22/03/2010  
 Statement ends 22/04/2010  
 Statement number 24

**Branch Details**  
 Morningside

**Account Details**  
 GM & JJ MULLER PROPERTIES PTY LTD  
**Branch No. (BSB)** 014-253  
**Account No** 4841-03304

Please retain this statement for taxation purposes.

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
<b>2010</b>				
22 MAR	<b>OPENING BALANCE</b>			<b>418.75</b>
19 APR	<b>ANZ INTERNET BANKING FUNDS TFER</b> TRANSFER 589310 FROM 485660807		100.00	518.75
	<b>ANZ INTERNET BANKING FUNDS TFER</b> TRANSFER 591372 TO MARSH TINCKNE	454.00		64.75
22 APR	<b>ACCOUNT SERVICING FEE</b>	2.50		62.25
<b>TOTALS AT END OF PAGE</b>		<b>\$456.50</b>	<b>\$100.00</b>	<b>\$62.25</b>
<b>TOTALS AT END OF PERIOD</b>		<b>\$456.50</b>	<b>\$100.00</b>	<b>\$62.25</b>

**This statement includes**

Bank charges	\$2.50
--------------	--------

0003522 - 2131/1

Item No. 55732R 11.2009 W164037



Australia and New Zealand  
Banking Group Limited  
ABN 11 005 357 522

[Close](#) | [Print](#)

## Lodgement Receipt - Transfer between accounts

**Date:** 19/04/2010

### Account details :

From: 06 Marjan Int Cheque  
To account: 19 GM JJ Property PL  
Amount \$: \$100.00

### Transfer details:

Transfer instructions: Pay no earlier than 19/04/2010

**Lodgement number:** 361870024  
(FOR ENQUIRIES)

**Receipt number:** 589310

### IMPORTANT INFORMATION

This is a lodgement receipt confirming we have lodged your transfer for processing. Your receipt number will be indicated if you made an immediate transfer. If you made a future-dated transfer, you should log on to ANZ Internet Banking after the payment date for your receipt number and to confirm that your transfer has been processed.

You can view details of your payments and transfers for the last 120 days via ANZ Internet Banking. For transactions prior to the last 120 days please refer to your statement or call 13 13 14, 24 hours a day, 7 days a week to order a copy of your statement (fees and charges apply).



## Business Cash Management Statement

Enquiries 131314  
 Lost/Stolen cards 1800 033 844  
 Website & Internet Banking www.anz.com



006180

THE MANAGER  
 GM & JJ MULLER PROPERTIES PTY LTD  
 PO BOX 3392  
 TINGALPA DC QLD 4173

### Statement Summary

Opening balance	\$421.25
Total deposits	\$0.00
Total withdrawals	\$2.50
<b>Closing balance</b>	<b>\$418.75</b>
Statement starts	22/02/2010
Statement ends	22/03/2010
Statement number	23



### Branch Details

Morningside

### Account Details

GM & JJ MULLER PROPERTIES PTY LTD  
 Branch No. (BSB) 014-253  
 Account No 4841-03304

Please retain this statement for taxation purposes.

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
<b>2010</b>				
22 FEB	OPENING BALANCE			421.25
22 MAR	ACCOUNT SERVICING FEE	2.50		418.75
TOTALS AT END OF PAGE		\$2.50	\$0.00	\$418.75
TOTALS AT END OF PERIOD		\$2.50	\$0.00	\$418.75

### This statement includes

Bank charges	\$2.50
--------------	--------

Your fee summary details are listed below:

Fees Charged for period: 23 FEB 2010 to 22 MAR 2010

Summary of ANZ Transaction fees	Transactions			Fee per transaction (\$)	Total Charge (\$)
	Total	Free	Additional		
<b>SERVICE FEES</b>					
ACCOUNT SERVICE FEE					2.50
<b>Total Account Service Fees</b>					<b>\$2.50</b>
<b>Total Bank Account Fees Charged</b>					<b>\$2.50</b>

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

0003147 - 19/9/11

Item No. 55732R 11 2009 W164037



## Business Cash Management Statement

Enquiries 131314  
 Lost/Stolen cards 1800 033 844  
 Website & Internet Banking www.anz.com



005714

THE MANAGER  
 GM & JJ MULLER PROPERTIES PTY LTD  
 PO BOX 3392  
 TINGALPA DC QLD 4173

### Statement Summary

Opening balance \$423.75  
 Total deposits \$0.00  
 Total withdrawals \$2.50  
**Closing balance \$421.25**  
 Statement starts 22/01/2010  
 Statement ends 22/02/2010  
 Statement number 22

**Branch Details**  
 Morningside

**Account Details**  
 GM & JJ MULLER PROPERTIES PTY LTD  
 Branch No. (BSB) 014-253  
 Account No 4841-03304

Please retain this statement for taxation purposes.

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
<b>2010</b>				
22 JAN	OPENING BALANCE			<b>423.75</b>
22 FEB	ACCOUNT SERVICING FEE	2.50		421.25
<b>TOTALS AT END OF PAGE</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$421.25</b>
<b>TOTALS AT END OF PERIOD</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$421.25</b>

This statement includes		
Bank charges		<b>\$2.50</b>

Your fee summary details are listed below:

Fees Charged for period: 23 JAN 2010 to 22 FEB 2010

Summary of ANZ Transaction fees	Transactions			Fee per transaction (\$)	Total Charge (\$)
	Total	Free	Additional		
<b>SERVICE FEES</b>					
ACCOUNT SERVICE FEE					2.50
<b>Total Account Service Fees</b>					<b>\$2.50</b>
<b>Total Bank Account Fees Charged</b>					<b>\$2.50</b>

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

0002508 - 1A60/1

Form No: 53222 11-2009 W164037



## Business Cash Management Statement

Enquiries 131314  
 Lost/Stolen cards 1800 033 844  
 Website & Internet Banking www.anz.com



004715

THE MANAGER  
 GM & JJ MULLER PROPERTIES PTY LTD  
 PO BOX 3392  
 TINGALPA DC QLD 4173

### Statement Summary

Opening balance	\$426.25
Total deposits	\$0.00
Total withdrawals	\$2.50
<b>Closing balance</b>	<b>\$423.75</b>
Statement starts	22/12/2009
Statement ends	22/01/2010
Statement number	21

### Branch Details

Morningside

### Account Details

GM & JJ MULLER PROPERTIES PTY LTD  
 Branch No. (BSB) 014-253  
 Account No 4841-03304

Please retain this statement for taxation purposes.

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
<b>2009</b>				
22 DEC	OPENING BALANCE			426.25
<b>2010</b>				
22 JAN	ACCOUNT SERVICING FEE	2.50		423.75
<b>TOTALS AT END OF PAGE</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$423.75</b>
<b>TOTALS AT END OF PERIOD</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$423.75</b>

### This statement includes

Bank charges	\$2.50
--------------	--------

Your fee summary details are listed below:

Fees Charged for period: 23 DEC 2009 to 22 JAN 2010

Summary of ANZ Transaction fees	Transactions			Fee per transaction (\$)	Total Charge (\$)
	Total	Free	Additional		
<b>SERVICE FEES</b>					
ACCOUNT SERVICE FEE					2.50
<b>Total Account Service Fees</b>					<b>\$2.50</b>
<b>Total Bank Account Fees Charged</b>					<b>\$2.50</b>

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

0001205 - 724/1

Item No. 55732R 11 2009 W164037



## Business Cash Management Statement

Enquiries 131314  
Lost/Stolen cards 1800 033 844  
Website & Internet Banking www.anz.com



005380

THE MANAGER  
GM & JJ MULLER PROPERTIES PTY LTD  
PO BOX 3392  
TINGALPA DC QLD 4173

### Statement Summary

Opening balance	\$428.75
Total deposits	\$0.00
Total withdrawals	\$2.50
<b>Closing balance</b>	<b>\$426.25</b>
Statement starts	20/11/2009
Statement ends	22/12/2009
Statement number	20

### Branch Details

Morningside

### Account Details

GM & JJ MULLER PROPERTIES PTY LTD  
Branch No. (BSB) 014-253  
Account No 4841-03304

Please retain this statement for taxation purposes.

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
<b>2009</b>				
20 NOV	OPENING BALANCE			428.75
22 DEC	ACCOUNT SERVICING FEE	2.50		426.25
<b>TOTALS AT END OF PAGE</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$426.25</b>
<b>TOTALS AT END OF PERIOD</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$426.25</b>

### This statement includes

Bank charges	\$2.50
--------------	--------

Your fee summary details are listed below:

Fees Charged for period: 21 NOV 2009 to 22 DEC 2009

Summary of ANZ Transaction fees	Transactions			Fee per transaction (\$)	Total Charge (\$)
	Total	Free	Additional		
<b>SERVICE FEES</b>					
ACCOUNT SERVICE FEE					2.50
<b>Total Account Service Fees</b>					<b>\$2.50</b>
<b>Total Bank Account Fees Charged</b>					<b>\$2.50</b>

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included

0002397 - 1389/1

Item No. 55732R 11 2009 W164037



## Business Cash Management Statement

Enquiries 131314  
 Lost/Stolen cards 1800 033 844  
 Website & Internet Banking www.anz.com



003808

THE MANAGER  
 GM & JJ MULLER PROPERTIES PTY LTD  
 PO BOX 3392  
 TINGALPA DC QLD 4173

### Statement Summary

Opening balance \$431.25  
 Total deposits \$0.00  
 Total withdrawals \$2.50  
**Closing balance \$428.75**  
 Statement starts 22/10/2009  
 Statement ends 20/11/2009  
 Statement number 19

### Branch Details

Morningside

### Account Details

GM & JJ MULLER PROPERTIES PTY LTD  
 Branch No. (BSB) 014-253  
 Account No 4841-03304

Please retain this statement for taxation purposes and to avoid charges associated with replacing lost copies.

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2009				
22 OCT	OPENING BALANCE			431.25
20 NOV	ACCOUNT SERVICING FEE	2.50		428.75
<b>TOTALS AT END OF PAGE</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$428.75</b>
<b>TOTALS AT END OF PERIOD</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$428.75</b>

### This statement includes

Bank charges	\$2.50
--------------	--------

Your fee summary details are listed below:

Fees Charged for period: 23 OCT 2009 to 20 NOV 2009

Summary of ANZ Transaction fees	Transactions			Fee per transaction (\$)	Total Charge (\$)
	Total	Free	Additional		
<b>SERVICE FEES</b>					
ACCOUNT SERVICE FEE				2.50	
<b>Total Account Service Fees</b>					<b>\$2.50</b>
<b>Total Bank Account Fees Charged</b>					<b>\$2.50</b>

Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included



# Business Cash Management Statement

Enquiries 131314  
 Lost/Stolen cards 1800 033 844  
 Website & Internet Banking www.anz.com



006054

THE MANAGER  
 GM & JJ MULLER PROPERTIES PTY LTD  
 PO BOX 3392  
 TINGALPA DC QLD 4173

### Statement Summary

Opening balance	\$433.75
Total deposits	\$0.00
Total withdrawals	\$2.50
<b>Closing balance</b>	<b>\$431.25</b>
Statement starts	22/09/2009
Statement ends	22/10/2009
Statement number	18



### Branch Details

Morningside

### Account Details

GM & JJ MULLER PROPERTIES PTY LTD  
 Branch No. (BSB) 014-253  
 Account No 4841-03304

Please retain this statement for taxation purposes and to avoid charges associated with replacing lost copies.

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2009				
22 SEP	OPENING BALANCE			433.75
22 OCT	ACCOUNT SERVICING FEE	2.50		431.25
<b>TOTALS AT END OF PAGE</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$431.25</b>
<b>TOTALS AT END OF PERIOD</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$431.25</b>

This statement includes	
Bank charges	\$2.50

Your fee summary details are listed below:

Fees Charged for period: 23 SEP 2009 to 22 OCT 2009

Summary of Transaction fees	Transactions			Fee per transaction (\$)	Total Charge (\$)
	Total	Free	Additional		
<b>SERVICE FEES</b>					
ACCOUNT SERVICE FEE					2.50
<b>Total Account Service Fees</b>					<b>\$2.50</b>
<b>Total Bank Account Fees Charged</b>					<b>\$2.50</b>
<i>Please note: Currency Conversion Fees for overseas transactions not included</i>					

0002587 - 1549/1



# Business Cash Management Statement

Enquiries 131314  
 Lost/Stolen cards 1800 033 844  
 Website & Internet Banking www.anz.com

 005197  
 THE MANAGER  
 GM & JJ MULLER PROPERTIES PTY LTD  
 PO BOX 3392  
 TINGALPA DC QLD 4173

### Statement Summary

Opening balance	\$436.25
Total deposits	\$0.00
Total withdrawals	\$2.50
<b>Closing balance</b>	<b>\$433.75</b>
<b>Statement starts</b>	21/08/2009
<b>Statement ends</b>	22/09/2009
<b>Statement number</b>	17

### Branch Details

Morningside

### Account Details

GM & JJ MULLER PROPERTIES PTY LTD  
**Branch No. (BSB)** 014-253  
**Account No** 4841-03304

Please retain this statement for taxation purposes and to avoid charges associated with replacing lost copies.

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2009				
21 AUG	OPENING BALANCE			436.25
22 SEP	ACCOUNT SERVICING FEE	2.50		433.75
<b>TOTALS AT END OF PAGE</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$433.75</b>
<b>TOTALS AT END OF PERIOD</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$433.75</b>

### This statement includes

Bank charges	\$2.50
--------------	--------

Your fee summary details are listed below:

Fees Charged for period: 22 AUG 2009 to 22 SEP 2009

Summary of Transaction fees	Transactions			Fee per transaction (\$)	Total Charge (\$)
	Total	Free	Additional		
<b>SERVICE FEES</b>					
ACCOUNT SERVICE FEE					2.50
<b>Total Account Service Fees</b>					<b>\$2.50</b>
<b>Total Bank Account Fees Charged</b>					
					<b>\$2.50</b>
<i>Please note: Currency Conversion Fees for overseas transactions not included</i>					

0002324 - 1307/1



# Business Cash Management Statement

Enquiries 131314  
 Lost/Stolen cards 1800 033 844  
 Website & Internet Banking www.anz.com



002772

THE MANAGER  
 GM & JJ MULLER PROPERTIES PTY LTD  
 PO BOX 3392  
 TINGALPA DC QLD 4173

### Statement Summary

Opening balance	\$438.75
Total deposits	\$0.00
Total withdrawals	\$2.50
<b>Closing balance</b>	<b>\$436.25</b>
<b>Statement starts</b>	22/07/2009
<b>Statement ends</b>	21/08/2009
<b>Statement number</b>	16

### Branch Details

Morningside

### Account Details

GM & JJ MULLER PROPERTIES PTY LTD  
**Branch No. (BSB)** 014-253  
**Account No** 4841-03304

Please retain this statement for taxation purposes and to avoid charges associated with replacing lost copies.

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
<b>2009</b>				
22 JUL	OPENING BALANCE			438.75
21 AUG	ACCOUNT SERVICING FEE	2.50		436.25
<b>TOTALS AT END OF PAGE</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$436.25</b>
<b>TOTALS AT END OF PERIOD</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$436.25</b>

### This statement includes

Bank charges	\$2.50
--------------	--------

Your fee summary details are listed below:

Fees Charged for period: 23 JUL 2009 to 21 AUG 2009

Summary of Transaction fees	Transactions			Fee per transaction (\$)	Total Charge (\$)
	Total	Free	Additional		
<b>SERVICE FEES</b>					
ACCOUNT SERVICE FEE					2.50
<b>Total Account Service Fees</b>					<b>\$2.50</b>
<b>Total Bank Account Fees Charged</b>					<b>\$2.50</b>

Please note: Currency Conversion Fees for overseas transactions not included

0000711 - 386/1



# Business Cash Management Statement

Enquiries 131314  
 Lost/Stolen cards 1800 033 844  
 Website & Internet Banking www.anz.com



005591

THE MANAGER  
 GM & JJ MULLER PROPERTIES PTY LTD  
 PO BOX 3392  
 TINGALPA DC QLD 4173

### Statement Summary

Opening balance \$441.25  
 Total deposits \$0.00  
 Total withdrawals \$2.50  
**Closing balance \$438.75**  
 Statement starts 22/06/2009  
 Statement ends 22/07/2009  
 Statement number 15

### Branch Details

Morningside

### Account Details

GM & JJ MULLER PROPERTIES PTY LTD  
 Branch No. (BSB) 014-253  
 Account No 4841-03304

Please retain this statement for taxation purposes and to avoid charges associated with replacing lost copies.

Date	Transaction Details	Withdrawals (\$)	Deposits (\$)	Balance (\$)
2009				
22 JUN	OPENING BALANCE			441.25
22 JUL	ACCOUNT SERVICING FEE	2.50		438.75
<b>TOTALS AT END OF PAGE</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$438.75</b>
<b>TOTALS AT END OF PERIOD</b>		<b>\$2.50</b>	<b>\$0.00</b>	<b>\$438.75</b>

This statement includes	
Bank charges	\$2.50

Yearly Summary	Previous year to 30/06/2009(\$)
<b>Fees Charged</b>	
Bank account fee	30.00
<b>Total</b>	<b>\$30.00</b>

0002628 - 14/4/1

