

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.

<i>Applicant:</i>	<i>GM & JJ Muller Properties Pty Ltd</i>		
<i>Real Property Description:</i>	<i>Lots 1 and 2 on SP191431 County of Stanley Parish of Bulimba</i>		
<i>Registered Proprietor</i>	<i>GM & JJ Muller Properties Pty Ltd</i>		
<i>Property Address:</i>	<i>35 Southgate Avenue, Cannon Hill</i>		
<i>Land Description and Location:</i>	<i>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.</i>		
	<i>Surrounding development comprises comparable industrial warehouses and commercial properties.</i>		
<i>Total Site Area:</i>	<i>2,055 square metres</i>		
<i>Zoning:</i>	<i>Industrial</i>		
<i>Construction:</i>			
<u><i>Type:</i></u>	<i>A modern Office/Warehouse building</i>		
<u><i>Walls (ext):</i></u>	<i>Tilt slab concrete</i>	<u><i>(Int):</i></u>	<i>Tilt slab concrete</i>
<u><i>Ceilings:</i></u>	<i>Acoustic grid for the office areas</i>	<u><i>Floor:</i></u>	<i>Reinforced Concrete</i>
<u><i>Foundations:</i></u>	<i>Reinforced Concrete</i>	<u><i>Roof:</i></u>	<i>Metal roof sheeting</i>

35 Southgate Avenue, Cannon Hill

Building Area: 1,344 square metres.

Building Age: Approximately 9 years old with Stage 2 of 355 square metres being completed in 2008.

Accommodation: 502 square metres over 2 levels of high quality carpeted and air-conditioned office space with toilets and staff facilities.

487 square metres of clear span warehouse space.

395 square metres of additional warehouse and 2 level office space known as stage 2.

Services Available: All the usual public utilities are available and connected to the property including reticulated water, electricity, and telephone.

Site Improvements: 14 car parking bays, landscaping and concrete manoeuvring areas.

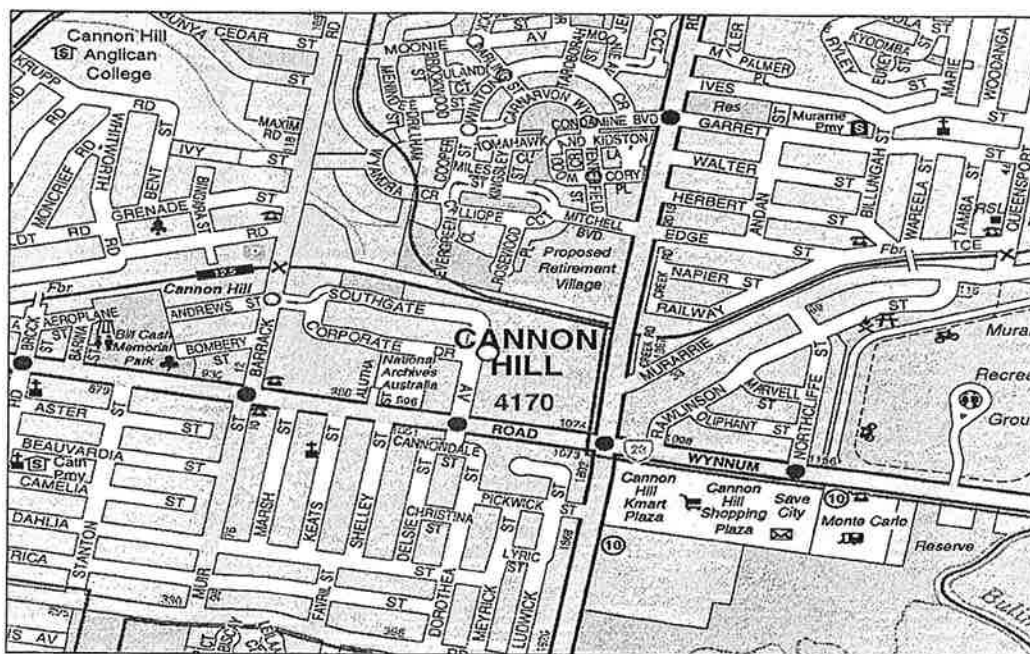
General Condition:

External:

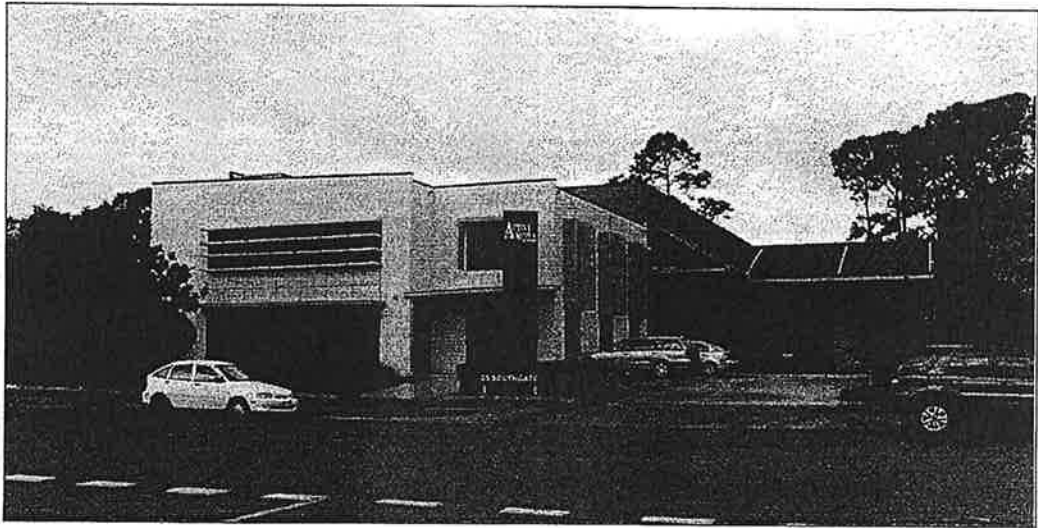
Good

Internal:

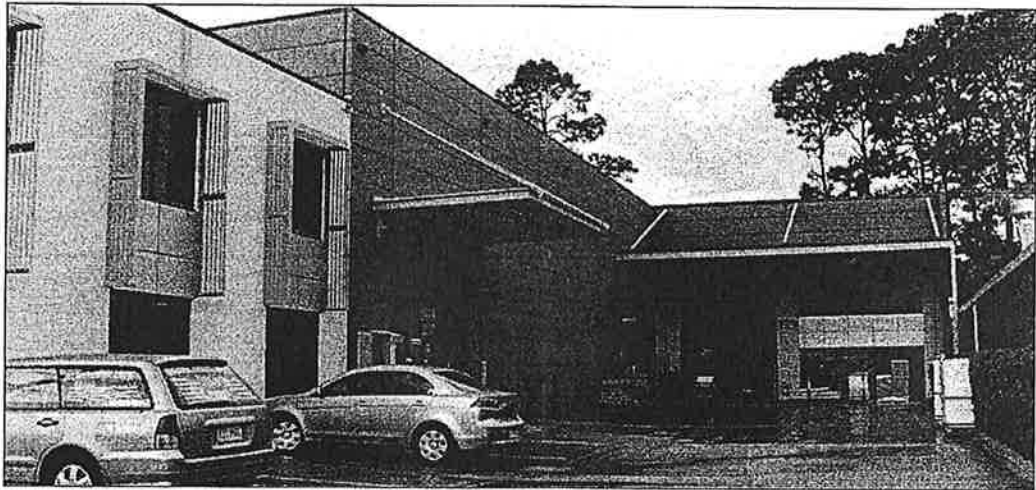
Good



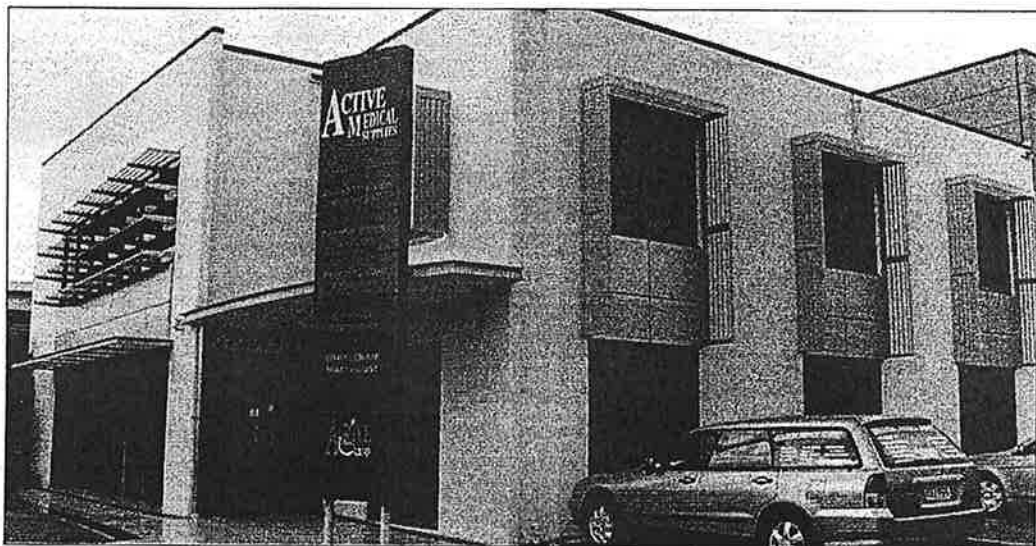
LOCATION PLAN



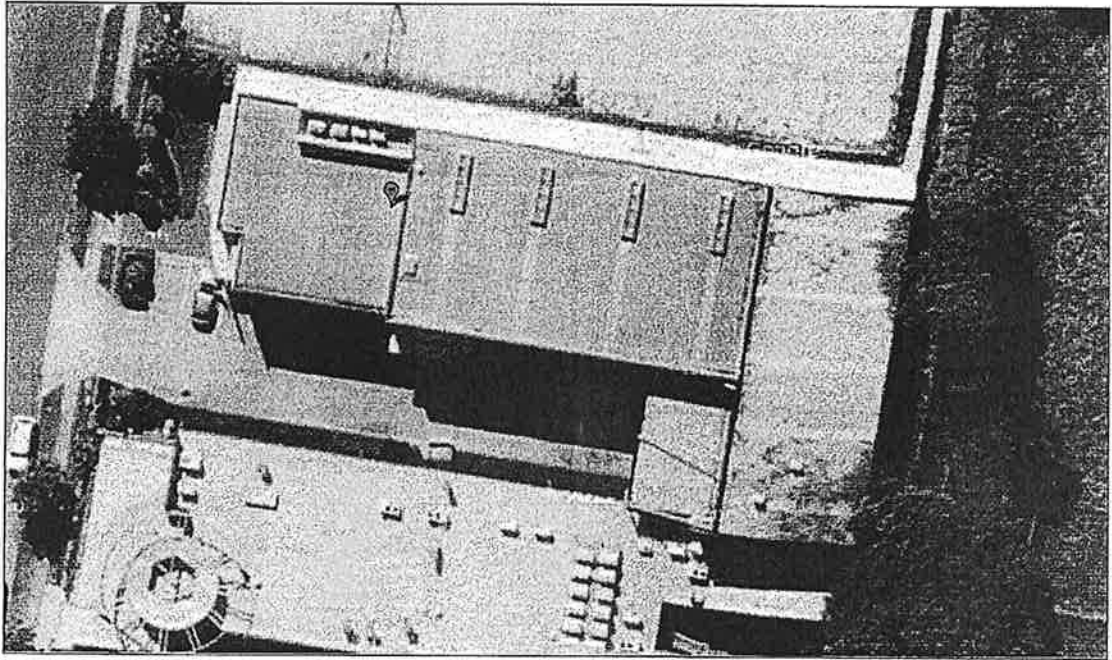
STREET FRONTAGE



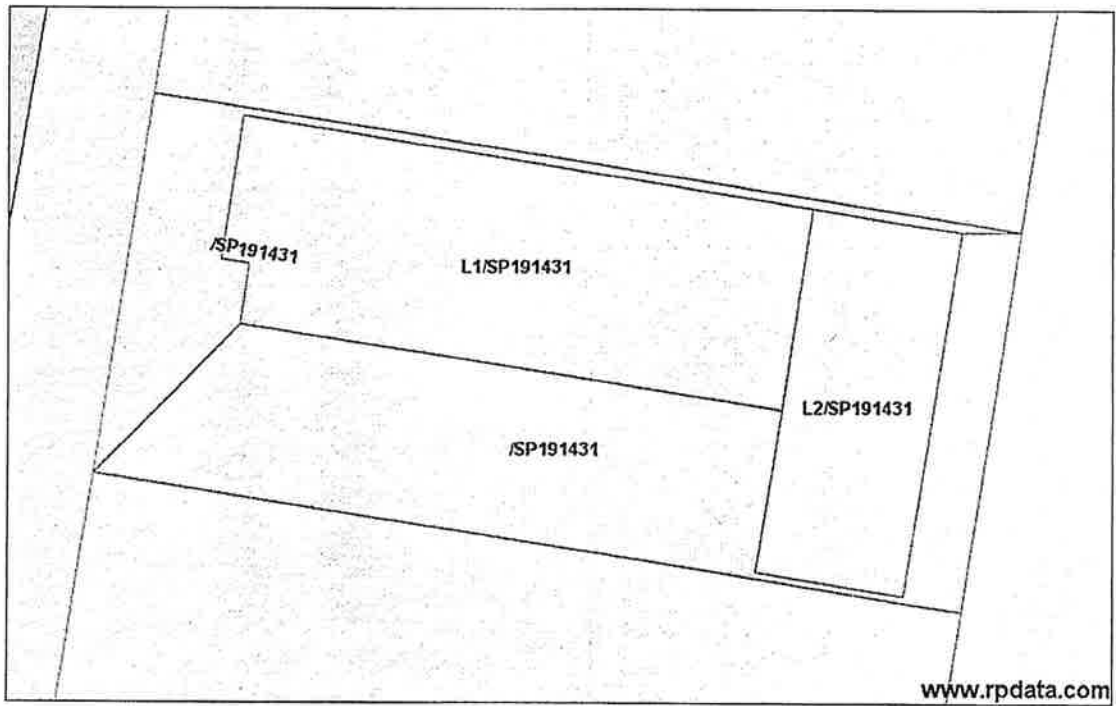
WAREHOUSE



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
Australia TradeCoast						
*Lomandra Drive	Eagle Farm	Sep-10	5,625	\$231	120+120	Enerflex Australia
231 Holt Street	Eagle Farm	Oct-10	5,000	\$110	120+120	Servo Logistics
50 Theodore	Eagle Farm	Feb-11	2,960	\$69	60	BMW
1094 Lytton Rd	Murarie	Apr-11	10,800	\$110	36	Avimo
8 Terrace Pl	Murarie	Mar-11	8,800	\$69	36	Farrar 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	Pinkieba	Mar-11	3,000	\$115	72 + 72	CV Signs
North Side						
20 Shannon Place	Virginia	Mar-11	6,000	\$130	84	Stera Enco
501 Bilsen Road	Geebung	Feb-11	4,900	\$91	60 + 60	Byrne Ford
Outer North						
Saltwater Circuit	Narangba	Dec-10	3,950	\$132	84+60	ASRA Metals
South Side						
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	P&O Trans Australia
636 Boundary Road	Coopers Plains	Feb-11	5,877	\$90	60	LeFarge Plasterboard
Outer South West						
117 Formation Street	Wacol	Dec-10	2855	\$140	60	Ausco
764 Progress Road	Wacol	Nov-10	5297	\$100	120+60+60	Bend-Worn
65 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	GFA (sq m)	GFA Rate (\$/sq m)	Reversionary Yield*	Vendor	Purchaser
670 Macarthur Avenue	Pinkieba	\$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	8.48	Private Investor	Private Investor
66 Alexandra Place	Murarie	\$7,440,000	Jan-11	5,320	\$1,393	8.26	Owner Occupier	Private Investor
North Side and Outer North								
1340 Sandgate Road	Virginia	\$14,500,000	Dec-10	14,426	\$1,005	7.86% (initial)	Opus	Burnings
64 South Pine Road	Brandale	\$7,500,000	Oct-10	7,763	\$966	n/a	Joyce Indpac Pty Ltd	Icon Plastics
56 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
South Side and Outer South								
101 Baham Road	Archerfield	\$20,500,000	Nov-10	24,450	\$838	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	4,931	\$1,263	8.24	Rosi Savio	D&M Lyone Holdings
51 Axis Place	Larapinta	\$33,375,000	Aug-10	15,720	\$2,123	8.00%	Toll Ipec	Private Investor
82 Nicosa 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	7.98	Private Investor	Private Investor
16 Lensworth Street	Coopers Plains	\$5,005,000	Jan-11	4,849	\$1,032	8.49	Vacant Possess	Alto Pty Ltd
2 Weipin St	Cleveland	\$22,750,000	Nov-10	23,316	\$976	n/a	Fisher & Paykel	Sentinel
Outer South West								
514 Boundary Road	Richlands	\$26,675,000	Oct-10	14,585	\$1,843	8.17%	Russo Investments	Lend Lease
479 Freeman Road	Richlands	\$12,000,000	Aug-10	9,625	\$1,247	8.40%	Chalmer 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
Yatala								
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	8.41%	Property Solutions	Growthpoint
10 Gosman 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
First Floor Office	251	\$165.00		\$41,415
Warehouse	487	\$120.00		\$58,440
Stage 2 Office	80	\$165.00	Lot 2	\$13,200
Stage 2 Warehouse	315	\$120.00		\$37,800
Total	1384	\$138.92		\$192,270

Capitalisation Rate

8.00%

Capitilised Value

\$2,403,375

Adopt

\$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

JOHN J. OLIVE AAPI

Certified Practicing Valuer

Registered Valuer No. 1567 (Qld)

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

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

Rent Lot 1 = $\frac{41415}{41415} \times 58440 = 58440$
\$141270

Lot 2 $\frac{13200}{37800} \times 37800 = 13200$
\$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

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

	Current Financial YTD July 2010 - Current	Previous Financial Year July 2009 - June 2010
Interest You Paid	\$0.00	\$0.00
Interest You Received	\$0.00	\$0.00
Government Charges	\$0.00	\$0.00
Bank Fees	\$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
Closing balance	\$54.75
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
TOTALS AT END OF PAGE		\$2.50	\$0.00	\$54.75
TOTALS AT END OF PERIOD		\$2.50	\$0.00	\$54.75

This statement includes	
ANZ bank charges	\$2.50

Yearly Summary	Previous year to 30/06/2010(\$)
Fees Charged	
ANZ bank account fee	30.00
Total	\$30.00



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
Closing balance	\$57.25
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 (\$)
2010				
21 MAY	OPENING BALANCE			59.75
22 JUN	ACCOUNT SERVICING FEE	2.50		57.25
TOTALS AT END OF PAGE		\$2.50	\$0.00	\$57.25
TOTALS AT END OF PERIOD		\$2.50	\$0.00	\$57.25

This statement includes

ANZ bank charges	\$2.50
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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		
SERVICE FEES					
ACCOUNT SERVICE FEE					2.50
Total Account Service Fees					\$2.50
Total Bank Account Fees Charged					\$2.50
Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included					

0003114 - 1842/1

Item No. 557328 11.2009 W164037

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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
Lost/Stolen cards
Website & Internet Banking

131314
1800 033 844
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
Closing balance	\$59.75
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 (\$)
2010				
22 APR	OPENING BALANCE			62.25
21 MAY	ACCOUNT SERVICING FEE	2.50		59.75

TOTALS AT END OF PAGE	\$2.50	\$0.00	\$59.75
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TOTALS AT END OF PERIOD	\$2.50	\$0.00	\$59.75
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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		
SERVICE FEES					
ACCOUNT SERVICE FEE					2.50
Total Account Service Fees					\$2.50
Total Bank Account Fees Charged					\$2.50
Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included					

0001054 - 643/1

Item No. 557328 11.2009 W164037



Enquiries 131314
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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 (\$)
2010				
22 MAR	OPENING BALANCE			418.75
19 APR	ANZ INTERNET BANKING FUNDS TFER TRANSFER 589310 FROM 485660807		100.00	518.75
	ANZ INTERNET BANKING FUNDS TFER TRANSFER 591372 TO MARSH TINCKNE	454.00		64.75
22 APR	ACCOUNT SERVICING FEE	2.50		62.25
TOTALS AT END OF PAGE		\$456.50	\$100.00	\$62.25
TOTALS AT END OF PERIOD		\$456.50	\$100.00	\$62.25
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

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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
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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
Closing balance	\$418.75
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 (\$)
2010				
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		
SERVICE FEES					
ACCOUNT SERVICE FEE					2.50
Total Account Service Fees					\$2.50
Total Bank Account Fees Charged					\$2.50
<i>Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included</i>					



Business Cash Management Statement

Enquiries 131314
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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 (\$)
2010				
22 JAN	OPENING BALANCE			423.75
22 FEB	ACCOUNT SERVICING FEE	2.50		421.25

TOTALS AT END OF PAGE	\$2.50	\$0.00	\$421.25
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TOTALS AT END OF PERIOD	\$2.50	\$0.00	\$421.25
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This statement includes	
Bank charges	\$2.50

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		
SERVICE FEES					
ACCOUNT SERVICE FEE					2.50
Total Account Service Fees					\$2.50
Total Bank Account Fees Charged					\$2.50
<i>Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included</i>					

0002508 - 1A60/1

Issue No: 53222 11-2009 W164037



Business Cash Management Statement

Enquiries 131314
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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
Closing balance	\$423.75
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 (\$)
2009				
22 DEC	OPENING BALANCE			426.25
2010				
22 JAN	ACCOUNT SERVICING FEE	2.50		423.75
TOTALS AT END OF PAGE		\$2.50	\$0.00	\$423.75
TOTALS AT END OF PERIOD		\$2.50	\$0.00	\$423.75

This statement includes

Bank charges	\$2.50
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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		
SERVICE FEES					
ACCOUNT SERVICE FEE					2.50
Total Account Service Fees					\$2.50
Total Bank Account Fees Charged					\$2.50
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

Enquiries
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005380

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

Opening balance	\$428.75
Total deposits	\$0.00
Total withdrawals	\$2.50

Closing balance **\$426.25**

Statement starts 20/11/2009

Statement ends 22/12/2009

Statement number 20

Morningside

GM & JJ MULLER PROPERTIES PTY LTD

Branch No. (BSB) 014-253

Account No 4841-03304

Please retain this statement for taxation purposes.

This statement includes

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		
SERVICE FEES					
ACCOUNT SERVICE FEE					2.50
Total Account Service Fees					\$2.50
Total Bank Account Fees Charged					
\$2.50					
<i>Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included</i>					



Business Cash Management Statement

Enquiries 131314
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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
TOTALS AT END OF PAGE		\$2.50	\$0.00	\$428.75
TOTALS AT END OF PERIOD		\$2.50	\$0.00	\$428.75

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		
SERVICE FEES					
ACCOUNT SERVICE FEE					2.50
Total Account Service Fees					\$2.50
Total Bank Account Fees Charged					\$2.50
Please note: Overseas transaction fees, overseas ATM fees and non ANZ ATM operator fees not included					

Item No. 557328 11.2009 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	\$433.75
Total deposits	\$0.00
Total withdrawals	\$2.50
Closing balance	\$431.25
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
TOTALS AT END OF PAGE		\$2.50	\$0.00	\$431.25
TOTALS AT END OF PERIOD		\$2.50	\$0.00	\$431.25

This statement includes

Bank charges	\$2.50
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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		
SERVICE FEES					
ACCOUNT SERVICE FEE					2.50
Total Account Service Fees					\$2.50
Total Bank Account Fees Charged					\$2.50
Please note: Currency Conversion Fees for overseas transactions not included					

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
Closing balance	\$433.75
Statement starts	21/08/2009
Statement ends	22/09/2009
Statement number	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
TOTALS AT END OF PAGE		\$2.50	\$0.00	\$433.75
TOTALS AT END OF PERIOD		\$2.50	\$0.00	\$433.75

This statement includes

Bank charges	\$2.50
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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		
SERVICE FEES					
ACCOUNT SERVICE FEE					2.50
Total Account Service Fees					\$2.50
Total Bank Account Fees Charged					\$2.50
Please note: Currency Conversion Fees for overseas transactions not included					



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
Closing balance	\$436.25
Statement starts	22/07/2009
Statement ends	21/08/2009
Statement number	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 (\$)
2009				
22 JUL	OPENING BALANCE			438.75
21 AUG	ACCOUNT SERVICING FEE	2.50		436.25
TOTALS AT END OF PAGE		\$2.50	\$0.00	\$436.25
TOTALS AT END OF PERIOD		\$2.50	\$0.00	\$436.25

This statement includes

Bank charges	\$2.50
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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		
SERVICE FEES					
ACCOUNT SERVICE FEE*					2.50
Total Account Service Fees					\$2.50
Total Bank Account Fees Charged					\$2.50
Please note: Currency Conversion Fees for overseas transactions not included					



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
TOTALS AT END OF PAGE		\$2.50	\$0.00	\$438.75
TOTALS AT END OF PERIOD		\$2.50	\$0.00	\$438.75

This statement includes

Bank charges	\$2.50
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Yearly Summary

Previous year to 30/06/2009(\$)

Fees Charged	
Bank account fee	30.00
Total	\$30.00

0002628 - 1414/1

EG:TAK:MUL08

16 April 2010

The Directors
G M & J J Muller Properties Pty Ltd
PO Box 3392
TINGALPA QLD 4173

Good Morning Mark & Jan

**RE: G M & J J MULLER PROPERTIES PTY LTD
COMPANY ANNUAL STATEMENT – 2010 YEAR**

Please find attached the relevant documents in relation to the annual review of the Company as required by the Australian Securities & Investments Commission.

Page 1 of the attached package is a Checklist to ensure that all documents are completed and returned to our office to allow for payment of the annual company fees by the due date.

Would you kindly attend to the completion of the documents as set out on the attached Schedule "Procedures and Checklist" and return them to our office, together with your payment for \$454 (cheques made payable to **Marsh Tincknell Pty Ltd**) by **30 April 2010** to ensure payment by the due date.

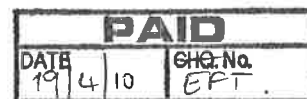
We advise that if the documents are not returned to us by this date and, as a result the annual fee is paid late, then the company will incur late payment fees from the Australian Securities & Investments Commission of up to \$270.

Should you have any queries or would like to discuss the above, please feel free to call.

Kind regards



Therese Kreutzer
Corporate Affairs Administrator



*We advise that we have a new bank account for ASIC related matters with the NAB.
Should you choose to pay by direct deposit, kindly use the bank account details below.*

TAX INVOICE

Marsh Tincknell Pty Ltd ACN 137 316 815 ABN 70 106 558 436 Date: 16 April 2010
BSB: 084-435 Account No: 89 433 1342

Fees associated with the review of the company's affairs and ASIC annual fees \$454
* Includes GST of \$ 22



Chartered Accountants

principia|alliance
MEMBER

Marsh Tincknell Pty Ltd ACN 137 316 815

Address Level 1, 1454 Logan Road Mount Gravatt Central Q 4122

Postal Address PO Box 6243 Upper Mount Gravatt Q 4122

Telephone 07 3422 8000

Facsimile 07 3422 8080

Web www.marsh tincknell.com.au