

# 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)