

AWO UNIT TRUST
ABN 78 579 685 229

BALANCE SHEET
AS AT 30 JUNE 2019

	Note	2019 \$	2018 \$
CURRENT ASSETS			
Cash at bank		74,847	40,375
Cash on hand		10	10
		<u>74,857</u>	<u>40,385</u>
FIXED ASSETS			
43 Fullarton Road		3,571,267	2,768,257
Plant and equipment	4	28,733	33,803
		<u>3,600,000</u>	<u>2,802,060</u>
TOTAL ASSETS		<u>3,674,857</u>	<u>2,842,445</u>
CURRENT LIABILITIES			
Unit holders current accounts	5	297,016	193,837
Revenue in advance		24,746	27,809
Other creditors		-	4,831
Good and services tax	6	6,081	7,825
		<u>327,843</u>	<u>234,302</u>
NON-CURRENT LIABILITIES			
CBA Bill Facility - Number 148829		441,994	699,970
		<u>441,994</u>	<u>699,970</u>
TOTAL LIABILITIES		<u>769,837</u>	<u>934,272</u>
NET ASSETS		<u><u>2,905,020</u></u>	<u><u>1,908,173</u></u>
TRUST FUNDS			
Settled sum		11	10
Issued units	7	2,101,999	1,908,163
Asset revaluation reserve		803,010	-
		<u>2,905,020</u>	<u>1,908,173</u>
TOTAL TRUST FUNDS		<u><u>2,905,020</u></u>	<u><u>1,908,173</u></u>

\$2,905,020 / 2,101,999
=\$1.382/unit

700,666 units @ \$1.382
=\$968,320.41

The accompanying notes form part of these financial statements.

These statements should be read in conjunction with the attached compilation report.

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OFF MARKET

43A Fullarton Road

Kent Town SA 5067

5 3 3 351m² 705m²
[Improve this data](#)

Estimated Range

How much is 43a Fullarton Rd, Kent Town worth?
Last updated 3 Feb 2020

x 2 properties

Medium confidence



\$1.31M

\$1.77M

\$3.54M
AWO revalued at \$3.6M
we accept this valuation.

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Property Details for 43a Fullarton Rd, Kent Town

43a Fullarton Rd, Kent Town is a 5 bedroom, 3 bathroom House with 3 parking spaces and was built in 1993. The property has a land size of 705m² and floor size of 351m². While the property is not currently for sale or for rent, it was last sold in Dec 2016.

Building Type	House
Year Built	1993
Floor Size	351m ²
Land Size	705m ²
Zoning	Commercial - C

Smart Property Tools