



General Ledger [Detail]

July 2022 To June 2023

ID No.	Src	Date	Memo	Debit	Credit	Net Activity	Ending Balance
6-6010	Rent						
Beginning Balance:	\$0.00						
RENT	CD	1/07/2022	The Trustee for John Kelly	\$769.23			\$769.23
RENT	CD	8/07/2022	The Trustee for John Kelly	\$769.23			\$1,538.46
RENT	CD	15/07/2022	The Trustee for John Kelly	\$769.23			\$2,307.69
RENT	CD	22/07/2022	The Trustee for John Kelly	\$769.23			\$3,076.92
RENT	CD	29/07/2022	The Trustee for John Kelly	\$769.23			\$3,846.15
RENT	CD	5/08/2022	The Trustee for John Kelly	\$769.23			\$4,615.38
RENT	CD	12/08/2022	The Trustee for John Kelly	\$769.23			\$5,384.61
RENT	CD	19/08/2022	The Trustee for John Kelly	\$769.23			\$6,153.84
RENT	CD	26/08/2022	The Trustee for John Kelly	\$769.23			\$6,923.07
RENT	CD	2/09/2022	The Trustee for John Kelly	\$769.23			\$7,692.30
RENT	CD	9/09/2022	The Trustee for John Kelly	\$769.23			\$8,461.53
RENT	CD	16/09/2022	The Trustee for John Kelly	\$769.23			\$9,230.76
RENT	CD	23/09/2022	The Trustee for John Kelly	\$769.23			\$9,999.99
RENT	CD	30/09/2022	The Trustee for John Kelly	\$769.23			\$10,769.22
RENT	CD	7/10/2022	The Trustee for John Kelly	\$769.23			\$11,538.45
RENT	CD	14/10/2022	The Trustee for John Kelly	\$769.23			\$12,307.68
RENT	CD	21/10/2022	The Trustee for John Kelly	\$769.23			\$13,076.91
RENT	CD	28/10/2022	The Trustee for John Kelly	\$769.23			\$13,846.14
RENT	CD	4/11/2022	The Trustee for John Kelly	\$769.23			\$14,615.37
RENT	CD	11/11/2022	The Trustee for John Kelly	\$769.23			\$15,384.60
RENT	CD	18/11/2022	The Trustee for John Kelly	\$769.23			\$16,153.83
RENT	CD	25/11/2022	The Trustee for John Kelly	\$769.23			\$16,923.06
RENT	CD	2/12/2022	The Trustee for John Kelly	\$769.23			\$17,692.29
RENT	CD	9/12/2022	The Trustee for John Kelly	\$769.23			\$18,461.52
RENT	CD	16/12/2022	The Trustee for John Kelly	\$769.23			\$19,230.75
RENT	CD	3/01/2023	The Trustee for John Kelly	\$769.23			\$19,999.98
RENT	CD	3/01/2023	The Trustee for John Kelly	\$769.23			\$20,769.21
RENT	CD	6/01/2023	The Trustee for John Kelly	\$769.23			\$21,538.44
RENT	CD	13/01/2023	The Trustee for John Kelly	\$769.23			\$22,307.67
RENT	CD	20/01/2023	The Trustee for John Kelly	\$769.23			\$23,076.90
RENT	CD	27/01/2023	The Trustee for John Kelly	\$769.23			\$23,846.13
RENT	CD	3/02/2023	The Trustee for John Kelly	\$769.23			\$24,615.36
RENT	CD	10/02/2023	The Trustee for John Kelly	\$769.23			\$25,384.59
RENT	CD	17/02/2023	The Trustee for John Kelly	\$769.23			\$26,153.82
RENT	CD	24/02/2023	The Trustee for John Kelly	\$769.23			\$26,923.05
RENT	CD	3/03/2023	The Trustee for John Kelly	\$769.23			\$27,692.28
RENT	CD	10/03/2023	The Trustee for John Kelly	\$769.23			\$28,461.51
RENT	CD	17/03/2023	The Trustee for John Kelly	\$769.23			\$29,230.74
RENT	CD	24/03/2023	The Trustee for John Kelly	\$769.23			\$29,999.97
RENT	CD	31/03/2023	The Trustee for John Kelly	\$769.23			\$30,769.20
RENT	CD	6/04/2023	The Trustee for John Kelly	\$769.23			\$31,538.43
RENT	CD	14/04/2023	The Trustee for John Kelly	\$769.23			\$32,307.66
RENT	CD	21/04/2023	The Trustee for John Kelly	\$769.23			\$33,076.89
RENT	CD	28/04/2023	The Trustee for John Kelly	\$769.23			\$33,846.12
RENT	CD	5/05/2023	The Trustee for John Kelly	\$769.23			\$34,615.35
RENT	CD	12/05/2023	The Trustee for John Kelly	\$769.23			\$35,384.58
RENT	CD	19/05/2023	The Trustee for John Kelly	\$769.23			\$36,153.81
RENT	CD	26/05/2023	The Trustee for John Kelly	\$769.23			\$36,923.04
RENT	CD	2/06/2023	The Trustee for John Kelly	\$769.23			\$37,692.27
RENT	CD	9/06/2023	The Trustee for John Kelly	\$769.23			\$38,461.50
RENT	CD	16/06/2023	The Trustee for John Kelly	\$769.23			\$39,230.73

Related party tenant
This is an extract from Business ledger for U20 & 21
Subejct to CPI at lessor discretion

General Ledger [Detail]

July 2022 To June 2023

ID No.	Src	Date	Memo	Debit	Credit	Net Activity	Ending Balance
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RENT	CD	30/06/2023	The Trustee for John Kelly	\$769.23			\$40,769.19
Total :				\$40,769.19	\$0.00	\$40,769.19	\$40,769.19
Grand Total :				\$40,769.19	\$0.00		

rent at market rates and arms length.

Exempt from in house asset rules and treated concessionaly under the SIS Act for the following reasons -

- a) Premises used wholly and exclusively for a business
- b) leased to a related party and is subject to enforceable lease arrangement between the SMSF and the related party

General Ledger [Detail]

July 2022 To June 2023

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RENT	CD	2/09/2022	The Trustee for John Kelly Superannuati	\$769.23			\$7,692.30
RENT	CD	9/09/2022	The Trustee for John Kelly Superannuati	\$769.23			\$8,461.53
RENT	CD	16/09/2022	The Trustee for John Kelly Superannuati	\$769.23			\$9,230.76
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RENT	CD	4/11/2022	The Trustee for John Kelly Superannuati	\$769.23			\$14,615.37
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* Year-End Adjustments

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Total :				\$40,769.19	\$0.00	\$40,769.19	\$40,769.19
Grand Total :				\$40,769.19	\$0.00		

rent at market rates and arms length

Related party tenant.
BRP
Written lease
Client confirms at market rates.

Tenants pay \$769.23 + GST per week, for each unit.

Unit 20-21 = 52 weeks x 2 units = \$80,000 annual rent + GST.

Weekly rent include outgoings.

PTO for Related Party GL

LEASE/SUB LEASE

1. Lessor	Lodger (Name, address & phone number)	Lodger Code
20-21/121 Kerry Road Pty Ltd ACN 632 386 700		88A
As trustee for 20/121 Kerry Road Bare Trust , under instrument		

2. Lot on Plan Description	County	Parish	Title Reference
Lot 20 on SP195329		Y'PILLY	1/39

3. Lessee Given Names	Surname/Company name and number (include tenancy if more than one)
	Precision Interior Walls & Ceilings Pty Ltd ACN 114 393 494

4. Interest being leased
Fee Simple

5. Description of premises being leased
Part of the ground floor, and mezzanine level of the building known as 20-21/121 Kerry Road, Archerfield

6. Term of lease	7. Rental/Consideration
Commencement date: 01/07/2022	See item 11 of Schedule
Expiry date: 30/06/2025	
Options:, 1 x 3 year	
#insert nil if no option or insert option period (eg 3 years or 2 x 3 years)	

8. Grant/Execution
The lessor leases the premises described in item 5 to the lessee for the term stated in item 6 subject to the covenants and conditions contained in the attached schedule.

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

Witnessing Office	Execution Date
..... signature	/ /
..... full name	see Enlarged Panel
..... qualification
(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)	Lessor's Signature

9. Acceptance
The Lessee accepts the lease and acknowledges the amount payable or other considerations for the lease.

Witnessing Office	Execution Date
..... signature	/ /
..... full name	see Enlarged Panel

Title Reference 50672455

Schedule

Item 1. Landlord: 20-21/121 Kerry Road Pty Ltd ACN 632 386 700 as trustee for
(Clause 1) 20/121 Kerry Road Bare Trust, under instrument of
20/121 Kerry Road, Archerfield
QLD 4122

Item 2. Tenant: Precision Interior Walls & Ceilings Pty Ltd ACN 114 393 494
(Clause 1) 20/121 Kerry Road, Archerfield QLD 4108

Item 3. Guarantor: N/A

Item 4. Land: Lot 20 SP.195329 Par Y"PILLY 1/39
(Clause 1)

Item 5. Premises: 20/121 Kerry Road, Archerfield QLD 4108
(Clause 1)

Item 6. Commencement Date (Clause 1): 01 July 2022

Item 7. Expiry Date: 30 June 2025
(Clause 1)

Item 8. Term: Three (3) years
(Clauses 1 and 6)

Item 9. Further Term(s): Option of further three (3) years
(Clauses 1 and 2.2)

Item 10. Last date for Exercising the Option for the Further Term: 31 July 2025
(Clause 2.2(a))

Item 11. Rent: \$ 769.23(including Outgoings) plus GST per annum
(Clauses 1 and 3)

week

Item 12. Market Rent Review Dates: 01/07/2025
(Clauses 1 and 4)

Item 13. CPI Adjustment Dates: Not applicable
(Clauses 1 and 5)

Item 14. Percentage Rent Increase Dates: CPI(at discretion of Lessor)
(Clauses 1 and 6)

Title Reference 50672455

- Item 15. Security:** Equal to one (1) month's rent in the form of Cash (Clause 1 and 10) Guarantee Subject to Item 17
- Item 16. Permitted Use:** Existing use-warehouse and office
(Clauses 1 and 15.1)
- Item 17. Special Conditions:**
- (1) The Landlord may, in its absolute discretion, during the Term or any Further Term, require the Tenant to provide or procure:
 - (a) such additional security as the Landlord may reasonably require to secure the Tenant's obligations under this Lease in accordance with the terms of Clause 10 of this Lease; and/or
 - (b) directors or shareholders of the Tenant as the Landlord may reasonably require to guarantee the Tenant's obligations under this Lease in accordance with the terms of Clause 24 of this Lease.
 - (2) If the Landlord requires the Tenant to provide or procure any additional security or guarantees pursuant to special condition 1 immediately above, the Tenant must, and must procure that any guarantors:
 - (a) execute a deed of variation of Lease in the form reasonably required by the Landlord and return it to the Landlord within 21 days of receipt from the Landlord; and
 - (b) do all things necessary to give full effect to special conditions 1 and 2.
 - (3) No dangerous Goods to be stored on site.
 - (4) The Lessor permits access to amenities during normal business hours.
 - (5) Direct charges to be charged to the Lessee at cost, based on consumption. (Electricity and portion of rates).

Title Reference 50672455

Schedule

Item 1. Landlord: 20-21/121 Kerry Road Pty Ltd ACN 632 386 700 as trustee for
(Clause 1) 21/121 Kerry Road Bare Trust, under instrument of
21/121 Kerry Road, Archerfield
QLD 4122

Item 2. Tenant: Precision Contracting (Qld) Pty Ltd ACN 138 914 806
(Clause 1) 21/121 Kerry Road, Archerfield QLD 4108

Item 3. Guarantor: N/A

Item 4. Land: Lot 21 SP.195329 Par Y"PILLY 1/39
(Clause 1)

Item 5. Premises: 21/121 Kerry Road,Archerfield QLD 4108
(Clause 1)

Item 6. Commencement Date (Clause 1): 01 July 2022

Item 7. Expiry Date: 30 June 2025
(Clause 1)

Item 8. Term: Three (3) years
(Clauses 1 and 6)

Item 9. Further Term(s): Option of further three (3)years
(Clauses 1 and 2.2)

Item 10. Last date for Exercising the Option for the Further Term: 31 July 2025
(Clause 2.2(a))

Item 11. Rent: \$ 769.23(including Outgoings) plus GST per annum ~~week~~
(Clauses 1 and 3)

Item 12. Market Rent Review Dates: 01/07/2025
(Clauses 1 and 4)

Item 13. CPI Adjustment Dates: Not applicable
(Clauses 1 and 5)

Item 14. Percentage Rent Increase Dates: CPI(at discretion of Lessor)
(Clauses 1 and 6)

Title Reference 50672455

- Item 15. Security:** Equal to one (1) month's rent in the form of Cash (Clause 1 and 10) Guarantee Subject to Item 17
- Item 16. Permitted Use:** Existing use-warehouse and office
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- Item 17. Special Conditions:**
- (1) The Landlord may, in its absolute discretion, during the Term or any Further Term, require the Tenant to provide or procure:
 - (a) such additional security as the Landlord may reasonably require to secure the Tenant's obligations under this Lease in accordance with the terms of Clause 10 of this Lease; and/or
 - (b) directors or shareholders of the Tenant as the Landlord may reasonably require to guarantee the Tenant's obligations under this Lease in accordance with the terms of Clause 24 of this Lease.
 - (2) If the Landlord requires the Tenant to provide or procure any additional security or guarantees pursuant to special condition 1 immediately above, the Tenant must, and must procure that any guarantors:
 - (a) execute a deed of variation of Lease in the form reasonably required by the Landlord and return it to the Landlord within 21 days of receipt from the Landlord; and
 - (b) do all things necessary to give full effect to special conditions 1 and 2.
 - (3) No dangerous Goods to be stored on site.
 - (4) The Lessor permits access to amenities during normal business hours.
 - (5) Direct charges to be charged to the Lessee at cost, based on consumption. (Electricity and portion of rates).

Client calculations

to support new lease is at market.

	RENT PAYABLE P/A	RENT/M2	
28a/121 Kerry Road,ARCHERFIELD			
57 m2 Office space only(inc Outgoings)	15,240.00	\$267.37	
Estimated Outgoings			
Council rates	930.96		$57/(64+101+64+109) \times \5520.44
Urban Utilities	461.49		$57/(64+64+64+64) \times \2072.66
Body Corp	<u>757.35</u>		$57/(64+101+64+109) \times \4491.74
	2149.8	-2,149.80	
		13,090.20	229.65
8/28 Bangor Street,ARCHERFIELD			
55 m2 office		12,630.75	
155 m2 Warehouse		<u>13,369.25</u>	86.25
		26,000.00	
20,21 /121 Kerry Road			
		80,000.00	
Outgoings			
Rates	5,520.44		
Urban Utilities	2,072.66		
Body Corporate	<u>4,491.74</u>		
	12,084.84	-12,084.84	
		67,915.16	
256 m2 Office		229.65	58790.4
210 m2 warehouse		86.25	<u>18112.5</u>
			76902.9
Outgoings			<u>12084.84</u>
			88987.74

Domain media

Domain | Allhomes

to support new lease is at market.



8/28 Bangor Street Archerfield QLD 4108

 Factory, Warehouse & Industrial

 210 m²

 For Lease, \$26,000 net p/a + GST

Good Location in Popular Archerfield Complex

- * Well presented 210sqm masonry brick unit at front of complex
- * 155sqm of clear span warehouse with up to 5.6m internal height
- * Access via a single 3.6m wide container height roller door
- * 55sqm of ground floor office space
- * Additional 55sqm of storage mezzanine not included in GFA
- * Separate male and female amenities plus kitchenette
- * Complex has good access with a large truck turning area



Raine & Horne
Commercial

Wayne Newberry

Raine & Horne Commercial Brisba...

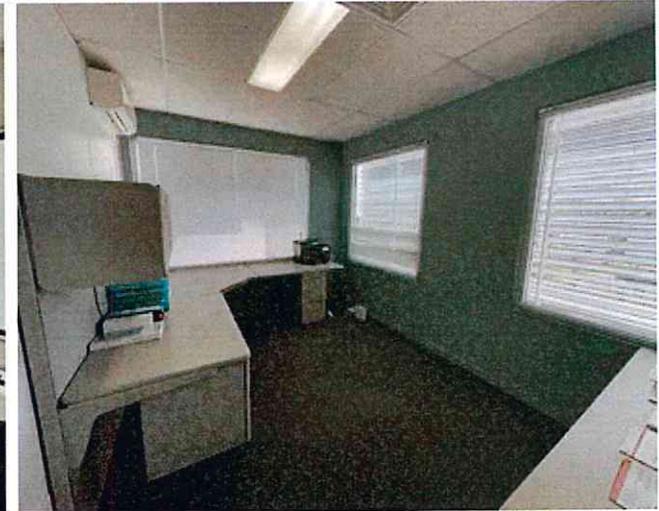
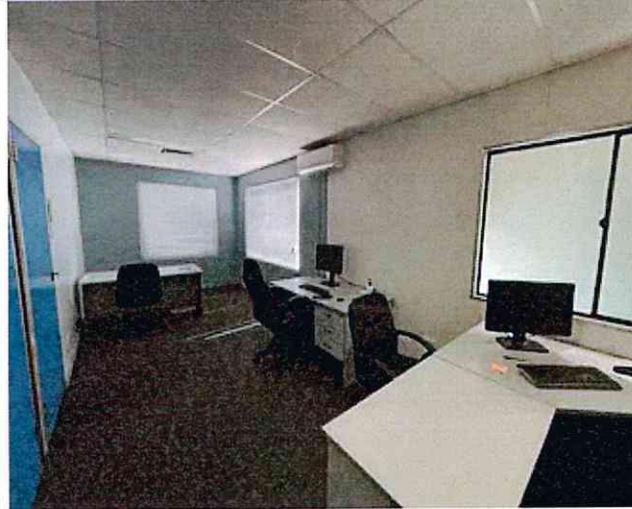
PROPERTY HIGHLIGHTS

Floor Area	210 m ²
Land Area	Ask Agent
Parking	2 x Onsite parkings
Property ID	16088039
Category	Factory, Warehouse & Industrial

Domain media

Domain | Allhomes

to support new lease is at market.



28a/121 Kerry Road Archerfield QLD 4108

Offices

57 m²

For Lease, \$15,240 p/a Gross



Wayne Newberry
Raine & Horne Commercial Brisba...

Raine & Horne
Commercial

First Floor Office Space... Outgoings Included in Rent!

- * Mezzanine office area divided into 2 rooms
- * Plus kitchenette and own toilet
- * Full air-conditioned offices
- * Excellent communal car parking area for oversupply parking
- * Tenant to pay for own electricity usage
- * Situated in quiet busy complex
- * Available with 3 weeks notice

PROPERTY HIGHLIGHTS

Floor Area	57 m ²
Land Area	Ask Agent
Energy	0-star NABERS Energy rating
Parking	Ask Agent
Property ID	16035607

12/10/23

RWC CSR
 148 Turton Street
 Sunnybank, QLD 4109
 www.raywhitecommercialcsr.com
 07 3319 2088

RE: Property Lease Appraisal for 20/121 Kerry Road, Archerfield 4108

Thank you for extending the invitation to appraise your property. We are pleased to provide you with this appraisal report, which has been meticulously prepared based on current market conditions and our in-depth understanding of the local property market.

Property Details

Owners Name(s): 20-21/121 Kerry Road Pty Ltd (TTE)
 Address: 20/121 Kerry Road, Archerfield
 RPD: L20 SP 195329
 Net Lettable Area (NLA): 226²

Comparable Properties Analysis

We have conducted a thorough analysis of comparable properties in the area to establish a likely lease range.

ADDRESS	Price p.a	DATE	NLA SQM	NET \$/SQM
2/22 Success Street Acacia Ridge	\$46,980	Sep 2023	290m2	\$162
4/37 Mortimer Road, Acacia Ridge	\$48,500	Oct 2023	320m2	\$151
7/1645 Ipswich Road, Rocklea	\$45,000	Oct 2023	351m2	\$128

Appraisal Summary

Given the Net Lettable Area of 226m², we believe a reasonable market rate would fall between \$163/m² and \$190/m².

**Based on our assessment, a likely leasing range is between
 \$37,000 to \$43,000 p.a**

Thank you once again for considering RWC CSR for your property appraisal needs. We greatly appreciate the opportunity and are eager to assist you further.

Yours sincerely,

Mukhtaar Hashim
 Commercial Sales and Leasing Agent
 RWC CSR
 M: 0433 364 786

12/10/23

RWC CSR
 148 Turton Street
 Sunnybank, QLD 4109
 www.raywhitecommercialcsr.com
 07 3319 2088

RE: Property Lease Appraisal for 21/121 Kerry Road, Archerfield 4108

Thank you for extending the invitation to appraise your property. We are pleased to provide you with this appraisal report, which has been meticulously prepared based on current market conditions and our in-depth understanding of the local property market.

Property Details

Owners Name(s): 20-21/121 Kerry Road Pty Ltd (TTE)
 Address: 21/121 Kerry Road, Archerfield
 RPD: L21 SP 195329
 Net Lettable Area (NLA): 229²

Comparable Properties Analysis

We have conducted a thorough analysis of comparable properties in the area to establish a likely lease range.

ADDRESS	Price p.a	DATE	NLA SQM	NET \$/SQM
2/22 Success Street Acacia Ridge	\$46,980	Sep 2023	290m2	\$162
4/37 Mortimer Road, Acacia Ridge	\$48,500	Oct 2023	320m2	\$151
7/1645 Ipswich Road, Rocklea	\$45,000	Oct 2023	351m2	\$128

Appraisal Summary

Given the Net Lettable Area of 229m², we believe a reasonable market rate would fall between \$163/m² and \$190/m².

**Based on our assessment, a likely selling range is between
 \$37,400 to \$43,510 p.a**

Thank you once again for considering RWC CSR for your property appraisal needs. We greatly appreciate the opportunity and are eager to assist you further.

Yours sincerely,

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