



20<sup>th</sup> November 2023

Mr Andrew & Mrs Sherrie Breitkopf  
<Breitkopf AM & SL Super Fund A/C>  
37 Strathdee St  
MUNDUBBERA QLD 4626

AFSL 239011  
ABN 86 085 244 168

Shop 5/30 Hospital Road  
PO Box 1824  
EMERALD QLD 4720

Telephone: 07 4987 7757  
Facsimile: 07 4987 7742

Dear Andrew & Sherrie

**EPIC PROPERTY INVESTMENT FUND**

We are pleased to enclose the attached Holding Statements for your investments as at 30<sup>th</sup> June 2023.

The remainder assets of the fund have been sold and a final Capital Distribution paid to you during the 2022/2023 financial year totalling **\$3,450.00** (this amount is Tax Deferred). The units of the fund are now valued at \$0 as at 30<sup>th</sup> June 2023.

A copy of the Financial Statements will be forwarded as soon as they are available, and another Meeting of Investors will follow.

Should you require further information, please contact us on (07) 4987 7757.

Yours sincerely  
Epic Property Investments Ltd

Peter Maundrell  
Director

(Encl.)

*\*Note: You should contact your Financial/Tax Advisor with respect to the individual tax treatment of your investment.*

2:15 PM

22/11/23

Accrual Basis

**Epic Property Investment Fund**  
**Transaction Detail By Account**  
July 2022 through June 2023

| <u>Type</u>                              | <u>Date</u> | <u>Description</u>   | <u>Debit</u>    |
|--|-------------|----------------------|-----------------|
| <b>Investor Distributions</b>            |             |                      |                 |
| <b>Breitkopf, AM &amp; SL Super Fund</b> |             |                      |                 |
| Bill                                     | 28/04/2023  | Monthly Distribution | 3,450.00        |
| Total Breitkopf, AM & SL Super Fund      |             |                      | 3,450.00        |
| Total Investor Distributions             |             |                      | 3,450.00        |
| <b>TOTAL</b>                             |             |                      | <b>3,450.00</b> |



20<sup>th</sup> November 2023

Mr A and Mrs S Breitkopf  
<AM & SL Breitkopf Super Fund Account>  
37 Strathdee St  
MUNDUBBERA QLD 4626

AFSL 239011  
ABN 86 085 244 168

Shop 5/30 Hospital Road  
PO Box 1824  
EMERALD QLD 4720

Telephone: 07 4987 7757  
Facsimile: 07 4987 7742

Dear Andrew and Sherrie

**EPIC Diversified Property Fund E02 :**

EPIC DIVERSIFIED PROPERTY FUND

Total distribution received = \$1,296.00  
Less: FY2022 Receivable = \$1,000.00  
Net FY2023 Distribution income = **\$296.00**

We are pleased to enclose the attached Holding Statements for your investments as at 30<sup>th</sup> June 2023.

The remainder assets of the fund have been sold and a final Capital Distribution paid to you during the 2022/2023 financial year totalling \$1296.00, (this amount is Tax Deferred). The units of the fund are now valued at \$0 as at 30<sup>th</sup> June 2023.

A copy of the Financial Statements will be forwarded as soon as they are available, and another Meeting of Investors will follow.

Should you require further information, please contact us on (07) 4987 7757.

Yours sincerely  
Epic Property Investments Ltd

Peter Maundrell  
Director

(Encl.)

*\*Note: You should contact your Financial/Tax Advisor with respect to the individual tax treatment of your investment.*

2:06 PM

22/11/23

Accrual Basis

**EPIC DIVERSIFIED PROPERTY FUND**  
**Transaction Detail By Account**  
July 2022 through June 2023

| <u>Type</u>                          | <u>Date</u> | <u>Description</u> | <u>Debit</u>                  |
|--------------------------------------|-------------|--------------------|-------------------------------|
| <b>Investor Distributions</b>        |             |                    |                               |
| <b>Breitkopf, A&amp;S Super Fund</b> |             |                    |                               |
| Bill                                 | 11/07/2022  | -MULTIPLE-         | 1,000.00                      |
| Bill                                 | 23/11/2022  | -MULTIPLE-         | 296.00                        |
| Total Breitkopf, A&S Super Fund      |             |                    | <u>1,296.00</u>               |
| Total Investor Distributions         |             |                    | <u>1,296.00</u>               |
| <b>TOTAL</b>                         |             |                    | <b><u><u>1,296.00</u></u></b> |