

**BJORKSTEN FAMILY SUPERANNUATION FUND
VALUATION & RENT RECONCILIATIONS**

Land Valuations:

Land Valuations:	30.6.2020	Apportioned Value	Rent %	Rent - GST Inclusive			
				Total Rent 2020	Total Rent 2021	Total 2022 Rent	
Loombah & Bradley's combined Land parcel 432.4046 ha	2500000 - 2700000	Total lease value Bradleys lease value 50% Loombah lease value	150000 99105 25447.5				
Loombah 142.9 ha (50% ownership)	142.9	\$882,236	33.93%	10%	\$ 53,937.18	\$27,500.00	\$46,981.24
Bradley's 278.2346 ha	278.2346	\$1,717,764	66.07%	19%	\$ 105,028.86	\$ 109,450.00	\$91,475.21
Total ha = 421.1346	421.1346	\$2,600,000				\$ - \$ -	
Wandoo Wandong at Yeoval Lot 46, 47, 55, 59, 60 & 61 Wandoo Wandong 500.1 ha	1875000	\$1,875,000	21%	\$158,966.04	\$123,750.00	\$125,111.25	
						\$ - \$ -	
Wandoo Wandong Life Interest Lots 4.6 - 4.7 million Life expectancy	\$4,650,000 0.61742	\$2,871,003	51%	\$ 408,769.81	\$295,900.00	\$299,154.90	
						\$ -	
Green Valley						75900	\$153,469.80
	Refected in accounts =	\$7,346,003	100%	\$ 726,701.89	\$ 632,500.00		\$716,192.40

Rent apportionment

Based on Tony White appraisal dated 30/07/2017

	Land value	Rent 2018	Rent 2019	Rent 2020	Rent 2021	Rent 2022
Loombah & Bradley's combined Land parcel 432.4046 ha	\$2,600,000	\$140,000.00	\$142,660.00	\$144,514.58	\$124,500.00	\$125,869.50
Wandoo Wandong at Yeoval Lot 46, 47, 55, 59, 60 & 61 Wandoo Wandong 500.1 ha	\$1,875,000	\$140,000.00	\$142,660.00	\$144,514.58	\$112,500.00	\$113,737.50
Wandoo Wandong Life Interest Lots 4.6 - 4.7 million Green Valley	\$4,650,000 \$3,450,000	\$360,000.00	\$366,840.00	\$371,608.92	\$269,000.00 \$69,000.00	\$271,959.00 \$139,518.00
Total land value for rent apportionment	\$9,125,000	\$640,000.00	\$652,160.00	\$660,638.08	\$575,000.00	\$651,084.00
GST		\$64,000.00	\$65,216.00	\$66,064	\$57,500	\$65,108
Total GST Inclusive Rent		\$704,000.00	\$717,376.00	\$726,702	\$632,500	\$716,192

CPI - March Quarter [all groups]

1.90%	1.30%	1.10%	1.10%
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