

**Indicative Unit Valuation  
30 June 2022**

**Properties & Pathways Pty Ltd ATF  
The Pathway Fourteen Unit Trust**

	<b>Amount (\$A)</b>
<b>Latest Property Valuations</b>	
Larapinta, QLD (SOLD)                      Market value	0
Woodridge, QLD (SOLD)	0
Perth, WA	<b>2,500,000</b>
<b>Total Current Property Value</b>	<b>2,500,000</b>
<b>Other Assets</b>	
Cash at bank	101,795
Other receivables	89,143
Prepayments	0
<b>Total Other Assets</b>	<b>2,690,938</b>
<b>Liabilities</b>	
Trade Creditors	0
Accrued Interest	48,027
GST Payable	1,946
Withholding Tax	162,676
Bankwest Loan	1,300,000
<b>Total Liabilities</b>	<b>1,512,649</b>
<b>Net Assets</b>	<b>1,178,289</b>
Assumed sale costs/sale spread                      2.00%	50,000
<b>NET ASSETS EXCLUDING ASSUMED SALE COSTS</b>	<b>1,128,289</b>
Total Ordinary Units Allocated	7,691,900
<b>INDICATIVE PRICE PER UNIT</b>	<b>\$ 0.1467</b>

$$75,000 \times 0.1467 = \$11,002.50$$



**Disclaimers:**

- 1) This unit valuation is indicative only and should not be solely relied upon for compliance with regulatory requirements.
- 2) It is recommended that your professional advisor does their own independent analysis of your unit valuation for any specific purpose required.
- 3) Properties & Pathways Pty Ltd (Licensee), the Manager and all related entities accept no responsibility for any loss or damage caused due to reliance on this indicative unit valuation.