

**Indicative Unit Valuation
30 June 2022**

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

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

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

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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.*