

Property Tax Depreciation Estimate

Prepared for
Platinum One Point

Investor
C/- Platinum One Point
Hamilton QLD 4007

November 2017
File Ref: 4218072884



Dear Sir / Madam,

**Property Tax Allowance and Depreciation Estimates for Elysian - 185 Old
Burliegh Road, Broadbeach QLD 4218.**

Please find enclosed our property tax allowance estimates for the property at the above mentioned address.

This estimate is intended to provide interested parties with an understanding of the potentially available property tax depreciation. The estimate cannot be used for tax purposes and may differ after settlement depending on the owner's individual circumstances.

You're welcome to contact Kath Hemphill on 07 3221 8255 should you wish to discuss this report in further detail.

Yours faithfully

NBtax

By Napier & Blakeley



Tax agent
56265006

NBtax by Napier & Blakeley Pty Ltd ACN 006 386 278 ATF Napier & Blakeley Unit Trust ABN 87 601 474 307
Quantity Surveyors, Building and Sustainability Consultants, Property Depreciation Consultants
(Registered Tax Agents)

PROPERTY DEPRECIATION MARKET LEADERS SINCE 1985
SYDNEY | MELBOURNE | BRISBANE | ADELAIDE | PERTH | SINGAPORE



Indication of capital allowances & deductions

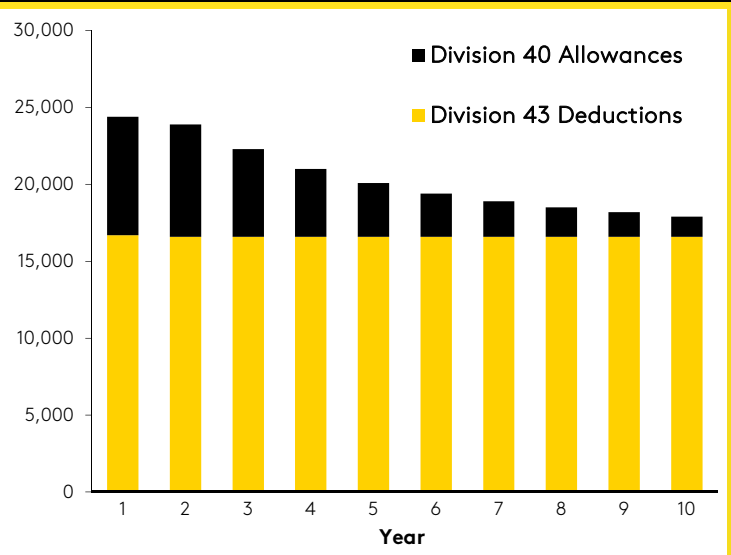
Typical - 2BED/2BATH + Terrace Apartment Unfurnished

Prepared for: Platinum One Point

Estimated Allowances

Year	Division 40 Allowances	Division 43 Deductions	Annual Totals
	\$	\$	\$
1 (366 days)	7,700	16,700	24,400
2	7,300	16,600	23,900
3	5,700	16,600	22,300
4	4,400	16,600	21,000
5	3,500	16,600	20,100
6	2,800	16,600	19,400
7	2,300	16,600	18,900
8	1,900	16,600	18,500
9	1,600	16,600	18,200
10	1,300	16,600	17,900
11+	9,200	498,200	507,400
TOTAL	47,700	664,300	712,000

Estimated Allowances



Basis of estimated allowances

- 1 The purpose of this report is to provide a broad independent indication of capital allowances and capital works deductions available to a purchaser of the above property. The figures should be used for preliminary tax planning purposes only.
- 2 In the absence of information as to the tax status of the property owner, we have assumed that the allowances will be available and be of benefit to the owner.
- 3 The Allowances provided above are based on our interpretations of the Income Tax Assessment Act 1997 (ITAA1997), tax cases and tax rulings, all as current at the date of this report and on our understanding of the Commissioner of Taxation Legislation.
- 4 The estimated depreciating assets allowances (Division 40) has been based on a reasonable attribution of the purchase price, and for capital works deductions (Division 43), historical cost has been assessed. We have been supplied with an Anticipated Purchase Price, which has been accepted in good faith. Apportionment for land has been based on an estimated Improved Land Value. The estimated Allowances above are subject to change if these values differ to that provided.
- 5 The above estimate is based on the assumption that there are no specific apportioned values prescribed in the Contract of Sale and the depreciable assets will be able to be depreciated on the basis of a reasonable attribution of the purchase price (Section 40-195 ITAA 1997).
- 6 These figures are of a general nature and should not be applied or acted upon unless supported by specific advice, they CANNOT be used for Tax return purposes. Depreciation of Depreciating Assets has been based on the DIMINISHING VALUE METHOD and the Div.43 Allowances are calculated on the PRIME COST METHOD. A claim will be dependant on the purchasers individual tax position.
- 7 SPECIFIC ADVICE IS AVAILABLE BY TELEPHONING OUR NATIONAL OFFICE ON 1300 730 382



Indication of capital allowances & deductions

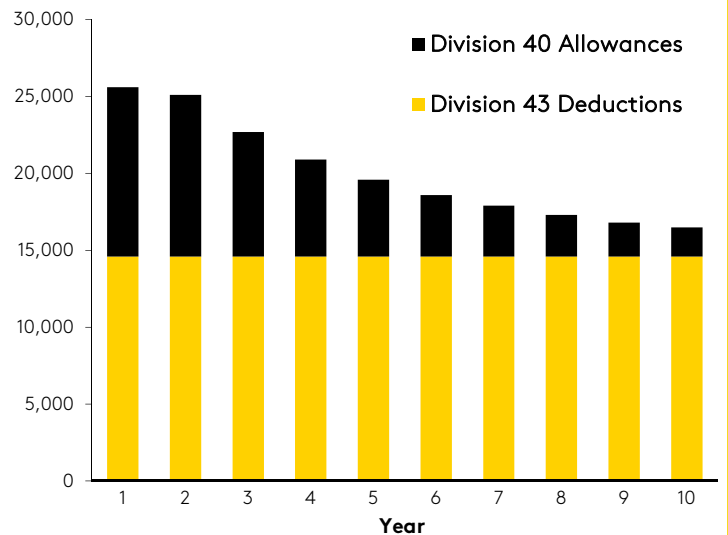
Typical - 2BED/2BATH Apartment Unfurnished

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Estimated Allowances

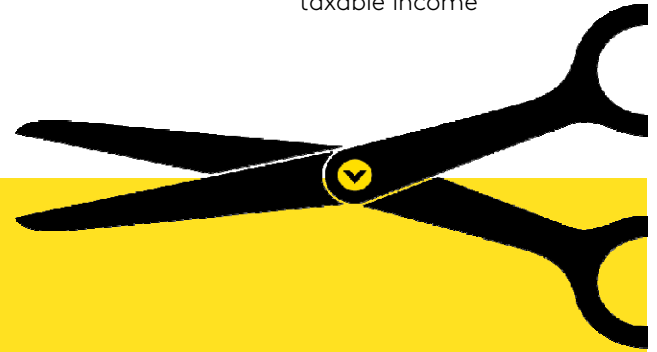
Year	Division 40 Allowances \$	Division 43 Deductions \$	Annual Totals \$
1 (366 days)	11,000	14,600	25,600
2	10,500	14,600	25,100
3	8,100	14,600	22,700
4	6,300	14,600	20,900
5	5,000	14,600	19,600
6	4,000	14,600	18,600
7	3,300	14,600	17,900
8	2,700	14,600	17,300
9	2,200	14,600	16,800
10	1,900	14,600	16,500
11+	13,000	436,000	449,000
TOTAL	68,000	582,000	650,000

Estimated Allowances



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Indication of capital allowances & deductions

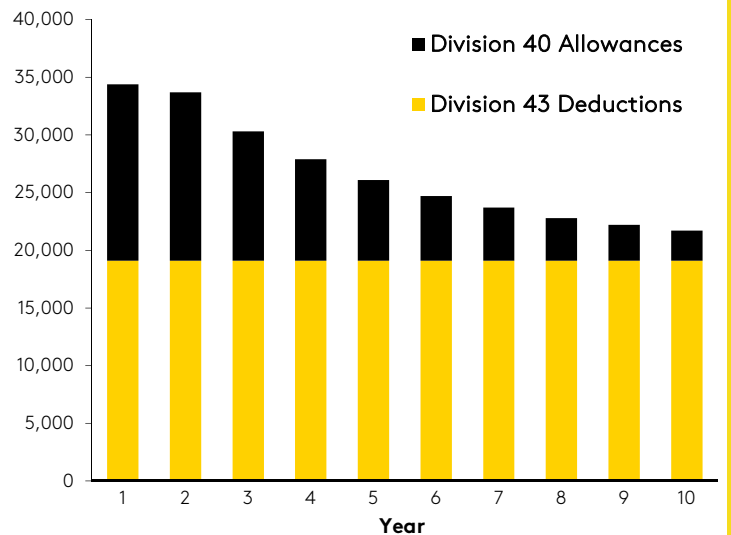
Typical - 3BED/2BATH Apartment Unfurnished

Prepared for: Platinum One Point

Estimated Allowances

Year	Division 40 Allowances	Division 43 Deductions	Annual Totals
	\$	\$	\$
1 (366 days)	15,300	19,100	34,400
2	14,600	19,100	33,700
3	11,200	19,100	30,300
4	8,800	19,100	27,900
5	7,000	19,100	26,100
6	5,600	19,100	24,700
7	4,600	19,100	23,700
8	3,700	19,100	22,800
9	3,100	19,100	22,200
10	2,600	19,100	21,700
11+	18,000	572,800	590,800
TOTAL	94,500	763,800	858,300

Estimated Allowances



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