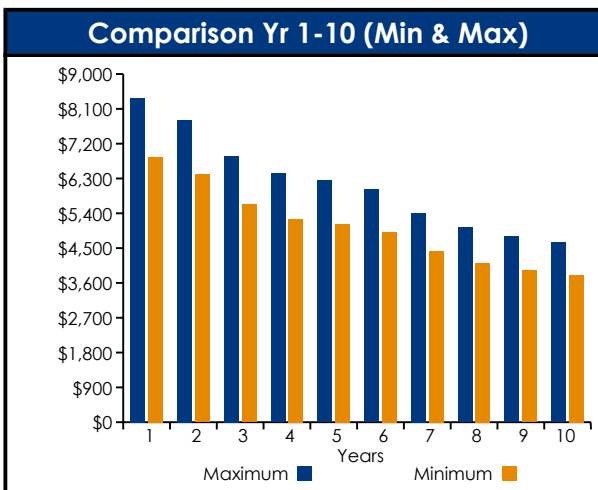


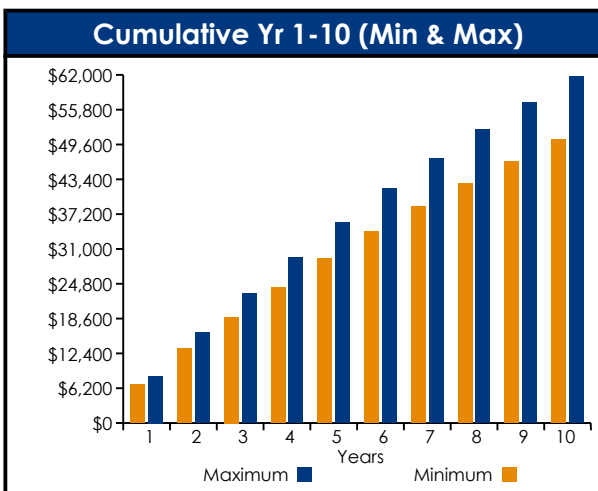


Estimate of Depreciation Claimable Studio Apartment, Allura Elmhurst Road, TRUGANINA, VIC 3029

Maximum			
Year	Plant & Equipment	Division 43	Total
1	3,972	4,404	8,376
2	3,413	4,404	7,817
3	2,479	4,404	6,883
4	2,021	4,404	6,425
5	1,851	4,404	6,255
6	1,608	4,404	6,012
7	1,003	4,404	5,407
8	630	4,404	5,034
9	393	4,404	4,797
10	246	4,404	4,650
11 +	407	132,136	132,543
Total	\$18,023	\$176,176	\$194,199



Minimum			
Year	Plant & Equipment	Division 43	Total
1	3,250	3,604	6,854
2	2,793	3,604	6,397
3	2,029	3,604	5,633
4	1,653	3,604	5,257
5	1,515	3,604	5,119
6	1,316	3,604	4,920
7	821	3,604	4,425
8	516	3,604	4,120
9	321	3,604	3,925
10	202	3,604	3,806
11 +	333	108,112	108,445
Total	\$14,749	\$144,152	\$158,901



* assumes settlement on 1 July in any given year.

This is an estimate only and should not be applied or acted upon. Depreciation of plant is based on the Diminishing Value method of depreciation applying Low-Value Pooling. The Division 43 Write Off Allowance is calculated using 2.5% or 4% depending on the property type and date of construction. This estimate is based upon legislation in force at the date of report production.

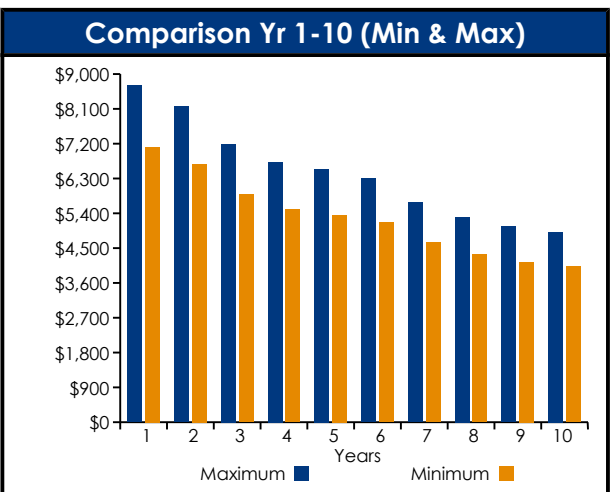
This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 03 9654 2233

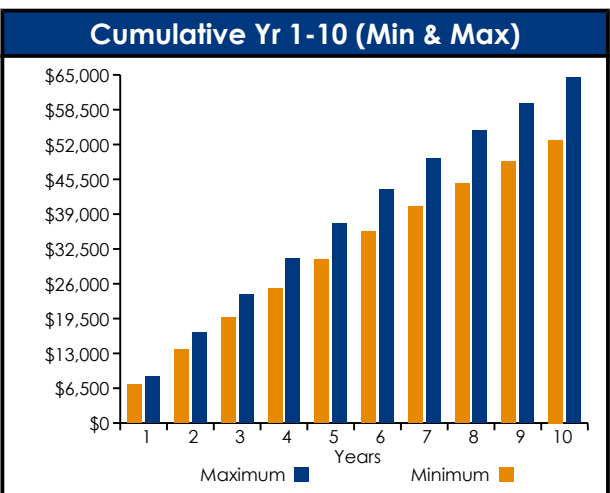


Estimate of Depreciation Claimable 1 Bedroom Apartment, Allura Elmhurst Road, TRUGANINA, VIC 3029

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,035	4,666	8,701
2	3,488	4,666	8,154
3	2,530	4,666	7,196
4	2,056	4,666	6,722
5	1,878	4,666	6,544
6	1,634	4,666	6,300
7	1,020	4,666	5,686
8	639	4,666	5,305
9	398	4,666	5,064
10	249	4,666	4,915
11 +	416	139,990	140,406
Total	\$18,343	\$186,650	\$204,993



Minimum			
Year	Plant & Equipment	Division 43	Total
1	3,301	3,818	7,119
2	2,854	3,818	6,672
3	2,070	3,818	5,888
4	1,682	3,818	5,500
5	1,536	3,818	5,354
6	1,337	3,818	5,155
7	834	3,818	4,652
8	523	3,818	4,341
9	326	3,818	4,144
10	203	3,818	4,021
11 +	340	114,538	114,878
Total	\$15,006	\$152,718	\$167,724



* assumes settlement on 1 July in any given year.

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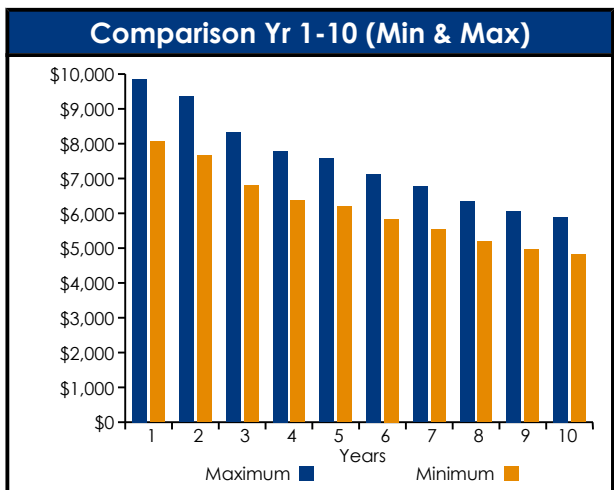
This Estimate Cannot Be Used For Taxation Purposes

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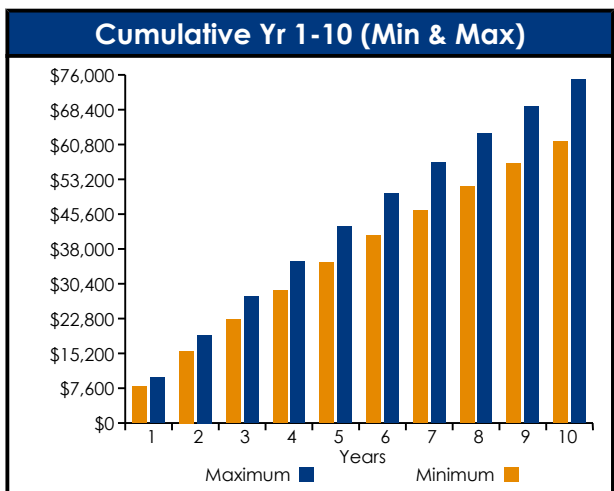


Estimate of Depreciation Claimable 2 Bedroom - 2 Level Apartment, Allura Elmhurst Road, TRUGANINA, VIC 3029

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,249	5,609	9,858
2	3,747	5,609	9,356
3	2,706	5,609	8,315
4	2,179	5,609	7,788
5	1,965	5,609	7,574
6	1,520	5,609	7,129
7	1,157	5,609	6,766
8	725	5,609	6,334
9	453	5,609	6,062
10	283	5,609	5,892
11 +	471	168,291	168,762
Total	\$19,455	\$224,381	\$243,836



Minimum			
Year	Plant & Equipment	Division 43	Total
1	3,477	4,589	8,066
2	3,065	4,589	7,654
3	2,214	4,589	6,803
4	1,783	4,589	6,372
5	1,607	4,589	6,196
6	1,244	4,589	5,833
7	947	4,589	5,536
8	593	4,589	5,182
9	371	4,589	4,960
10	231	4,589	4,820
11 +	385	137,693	138,078
Total	\$15,917	\$183,583	\$199,500



* assumes settlement on 1 July in any given year.

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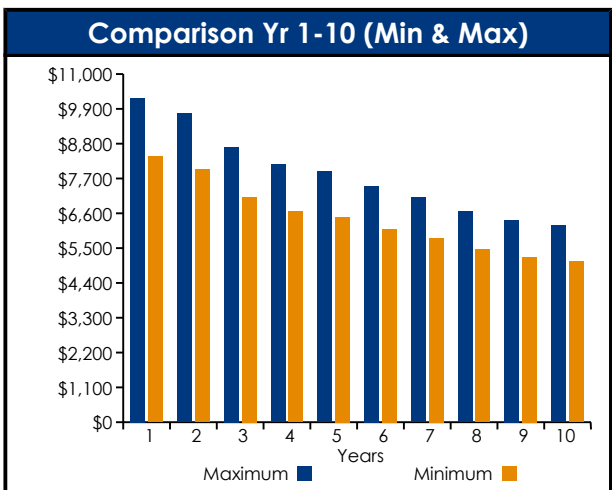
This Estimate Cannot Be Used For Taxation Purposes

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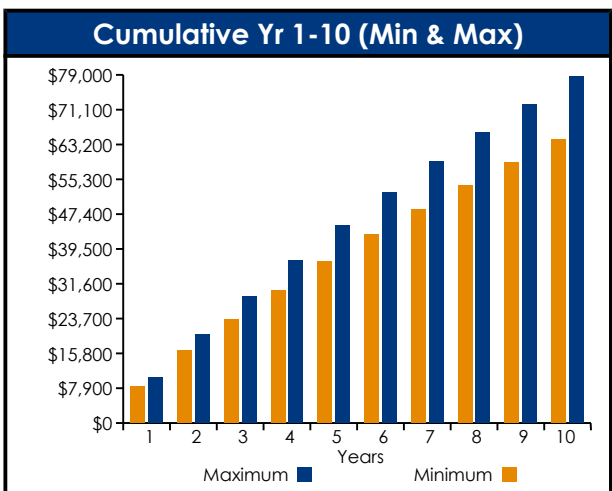


Estimate of Depreciation Claimable 2 Bedroom Terrace Style Townhouse, Allura Elmhurst Road, TRUGANINA, VIC 3029

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,326	5,922	10,248
2	3,835	5,922	9,757
3	2,770	5,922	8,692
4	2,222	5,922	8,144
5	1,994	5,922	7,916
6	1,543	5,922	7,465
7	1,184	5,922	7,106
8	743	5,922	6,665
9	462	5,922	6,384
10	289	5,922	6,211
11 +	482	177,708	178,190
Total	\$19,850	\$236,928	\$256,778



Minimum			
Year	Plant & Equipment	Division 43	Total
1	3,540	4,846	8,386
2	3,137	4,846	7,983
3	2,266	4,846	7,112
4	1,818	4,846	6,664
5	1,632	4,846	6,478
6	1,263	4,846	6,109
7	968	4,846	5,814
8	608	4,846	5,454
9	378	4,846	5,224
10	237	4,846	5,083
11 +	394	145,398	145,792
Total	\$16,241	\$193,858	\$210,099



* assumes settlement on 1 July in any given year.

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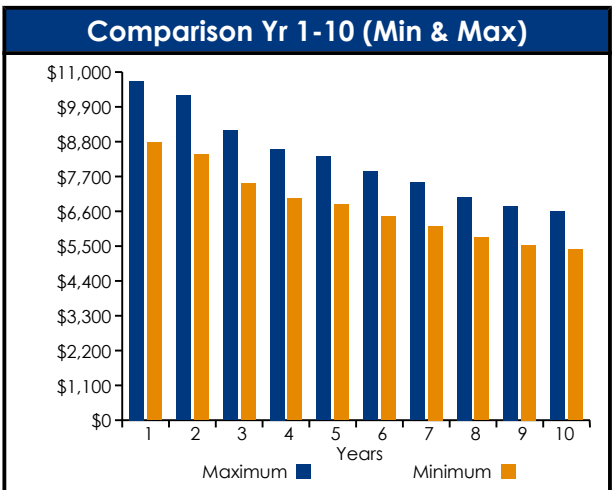
This Estimate Cannot Be Used For Taxation Purposes

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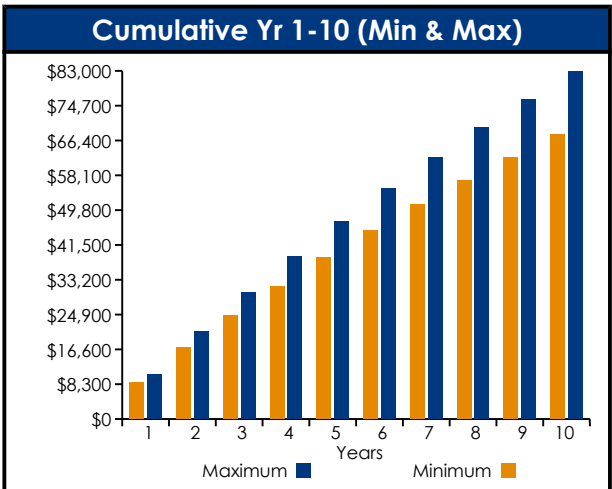


Estimate of Depreciation Claimable 3 Bedroom Townhouse, Allura Elmhurst Road, TRUGANINA, VIC 3029

Maximum			
Year	Plant & Equipment	Division 43	Total
1	4,431	6,288	10,719
2	3,970	6,288	10,258
3	2,858	6,288	9,146
4	2,284	6,288	8,572
5	2,036	6,288	8,324
6	1,573	6,288	7,861
7	1,214	6,288	7,502
8	761	6,288	7,049
9	474	6,288	6,762
10	297	6,288	6,585
11 +	494	188,619	189,113
Total	\$20,392	\$251,499	\$271,891



Minimum			
Year	Plant & Equipment	Division 43	Total
1	3,625	5,144	8,769
2	3,248	5,144	8,392
3	2,338	5,144	7,482
4	1,868	5,144	7,012
5	1,666	5,144	6,810
6	1,287	5,144	6,431
7	994	5,144	6,138
8	623	5,144	5,767
9	388	5,144	5,532
10	243	5,144	5,387
11 +	404	154,325	154,729
Total	\$16,684	\$205,765	\$222,449



* assumes settlement on 1 July in any given year.

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This Estimate Cannot Be Used For Taxation Purposes

To discuss the contents of this report please contact Bradley Beer at BMT Tax Depreciation on 03 9654 2233