

Residential Depreciation



CBRE

13 October 2014

Stefanie Enconniere
CBRE | Residential Projects
Level 34, 8 Exhibition Street
Melbourne VIC 3000

CBRE (A) Pty Ltd
ABN 21 083 694 320
CBRE | National Operations Centre
Level 5
3350 Pacific Highway
Springwood QLD 4127
Tel: +61 1300 665 571
Fax: +61 1300 301 966
Depreciation@cbre.com.au
www.cbre.com.au

Dear Stefanie

**Indicative Depreciation Schedules (Capital Allowances)
Australia 108 - 70 Southbank Boulevard Southbank VIC 3006 ("Property")**

Further to our discussions, please find enclosed our estimate of depreciation deductions that may be available to the tax paying entity as a result of the acquisition of the Property.

The estimate of capital allowances or depreciation deductions contained in the Schedule – Depreciation Estimate ("Estimate") below has been based upon preliminary information provided to us, but has not been independently verified. The Estimate that has been prepared is general in nature, using our understanding of similar assets, adopting our interpretation of the Income Tax Assessment Act 1997, applicable tax rulings and court cases.

For the purposes of this estimate, we have assumed that the tax paying entity is eligible to claim depreciation deductions and that there are no restrictive clauses in the contract of sale of the Property affecting the re-valuation of the depreciating assets.

This is an estimate only and cannot be used for tax purposes and also subject to any terms and conditions annexed. We will not assume or accept any liability or loss should you rely on this estimate for any purpose whatsoever. For information on depreciation, this estimate or having a detailed depreciation schedule prepared please contact us on 1300 665 571 or depreciation@cbre.com.au.

Yours Faithfully,

CBRE (A) Pty Ltd

CBRE (A) Pty Ltd
TPB No. 24664811

Tel +61 1300 665 571
Fax +61 1300 301 966
Depreciation@cbre.com.au

CBRE

Residential Depreciation

What is Depreciation?

Property investors use depreciation as non-cash expense to improve the after tax cash flow of the investment. Depreciation reflects the deterioration of an asset, with the annual depreciation amount used to offset the tax paying entities (building owner's) assessable income. The total Depreciation claimable on an income producing property is the total claim for the Capital Allowances (Div 40 – ITAA 1997 Depreciating Assets – Plant & Equipment) and the Capital Works (Div 43 – ITAA 1997).

Division 40 ITAA – Capital Allowances (Depreciating Assets)

We identify depreciating assets within a property as they generate higher deductions,

Key Features

- Depreciating assets have short effective life; as such depreciate at accelerated rates.
- The opening value of a depreciating asset is based on the cost of the asset. In the instance of a property acquisition the cost of the assets is an apportionment of the purchase price (plus other associated costs).
- Depreciating assets include, items such as carpet, door closers, fire services and mechanical services.
- You can choose to depreciate the assets using the Diminishing Value Method or Prime Cost Method.

Division 40 -195 ITAA 1997 - Depreciating Assets			
The below shows the expected Division 40 (Depreciating Assets) component of total Capital Expenditure			
		Lower	Upper
Residential	Standalone	8%	15%
Residential	Strata	15%	20%
*Excludes Land Value			

Typical Residential Comparison		
Typical Residential Purchase price \$400,000	Investment Without Depreciation	Investment With Depreciation
Income	\$ 20,000	\$ 20,000
Depreciation (prepared by CBRE)		\$ 12,000
Taxable Income	\$ 20,000	\$ 8,000
Tax Payable 30%	\$ 6,000	\$ 2,400
Tax Payable 37%	\$ 7,400	\$ 2,960
Tax Payable 45%	\$ 9,000	\$ 3,600
After Tax Income 30%	\$ 14,000	\$ 17,600
After Tax Income 37%	\$ 12,600	\$ 17,040
After Tax Income 45%	\$ 11,000	\$ 16,400

Division 43 ITAA – Capital Works Deductions

The opening value of Division 43 claim based on the historical construction cost (original cost), the rate of depreciation (only Prime Cost method) is dependent on the year of construction and the type of asset. As per the table below. When you acquire an asset you adopt the Capital Works Deduction at its written down value.

Division 43 -20 ITAA 1997 - Capital Works				
	21-Jul-79	18-Jul-85	15-Sep-87	27-Feb-92
Residential		4%		2.5%
Structural Improvement				2.5%

Residential Depreciation



Australia 108 70 Southbank Boulevard Southbank VIC 3006

CBRE Ref: 6790851.1

DEPRECIATION ESTIMATE

Property Type: TYPE - StudioBed, 1Bath (appx. \$395,000)
Prepared For: CBRE | Residential Projects

	Division 40		Division 43	Total	Yearly Tax Savings		
	LVP	Assets			30%	37%	45%
	Diminishing Value Method						
Year 1	\$896	\$5,103	\$3,916	\$9,915	\$2,974	\$3,668	\$4,462
Year 2	\$1,456	\$4,833	\$4,280	\$10,568	\$3,170	\$3,910	\$4,756
Year 3	\$910	\$4,169	\$4,280	\$9,358	\$2,808	\$3,463	\$4,211
Year 4	\$569	\$3,625	\$4,280	\$8,474	\$2,542	\$3,135	\$3,813
Year 5	\$355	\$3,171	\$4,280	\$7,806	\$2,342	\$2,888	\$3,513
Year 6	\$222	\$2,787	\$4,280	\$7,288	\$2,187	\$2,697	\$3,280
Year 7	\$139	\$2,457	\$4,280	\$6,876	\$2,063	\$2,544	\$3,094
Year 8	\$87	\$2,173	\$4,280	\$6,539	\$1,962	\$2,420	\$2,943
Year 9	\$54	\$1,926	\$4,280	\$6,260	\$1,878	\$2,316	\$2,817
Year 10	\$34	\$1,711	\$4,280	\$6,024	\$1,807	\$2,229	\$2,711
Year 11	\$21	\$1,522	\$4,280	\$5,822	\$1,747	\$2,154	\$2,620
Year 12	\$13	\$1,356	\$4,280	\$5,648	\$1,695	\$2,090	\$2,542
Year 13	\$8	\$1,209	\$4,280	\$5,497	\$1,649	\$2,034	\$2,474
Year 14	\$5	\$1,079	\$4,280	\$5,364	\$1,609	\$1,985	\$2,414
Year 15	\$3	\$965	\$4,280	\$5,248	\$1,574	\$1,942	\$2,361
Year 16	\$2	\$863	\$4,280	\$5,144	\$1,543	\$1,903	\$2,315
Year 17	\$1	\$772	\$4,280	\$5,053	\$1,516	\$1,870	\$2,274
Year 18	\$1	\$691	\$4,280	\$4,972	\$1,492	\$1,840	\$2,237
Year 19	\$0	\$619	\$4,280	\$4,900	\$1,470	\$1,813	\$2,205
Year 20	\$0	\$555	\$4,280	\$4,835	\$1,451	\$1,789	\$2,176
Year 20+	\$1	\$4,896	\$85,604	\$90,501	\$27,150	\$33,485	\$40,725
TOTAL	\$4,779	\$46,481	\$170,833	\$222,093	\$66,628	\$82,174	\$99,942

These indicative depreciation schedule have been prepared by CBRE Capital Allowance team as an independent analysis of potential claims available. The figures are subject to change where Construction Dates, Purchase Price or Land Value changes.

TO REQUEST A QUOTE PLEASE CONTACT US ON 1300 665 571 or depreciation@cbre.com.au

DISCLAIMER: These indicative depreciation schedules are for information only and cannot be used for any purposes including tax purposes. They are indicative only and are general in nature. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. CBRE (A) Pty Ltd will not be liable in connection with your reliance on this information or for your failure to verify the information or seek appropriate advice.



Residential Depreciation



Australia 108 70 Southbank Boulevard Southbank VIC 3006

CBRE Ref: 6790851.1

DEPRECIATION ESTIMATE

Property Type: TYPE - 1Bed, 1Bath (appx. \$425,000)
Prepared For: CBRE | Residential Projects

	Division 40		Division 43	Total	Yearly Tax Savings		
	LVP	Assets			30%	37%	45%
	Diminishing Value Method						
Year 1	\$965	\$5,495	\$4,210	\$10,670	\$3,201	\$3,948	\$4,801
Year 2	\$1,568	\$5,204	\$4,601	\$11,373	\$3,412	\$4,208	\$5,118
Year 3	\$980	\$4,489	\$4,601	\$10,070	\$3,021	\$3,726	\$4,531
Year 4	\$612	\$3,904	\$4,601	\$9,117	\$2,735	\$3,373	\$4,103
Year 5	\$383	\$3,415	\$4,601	\$8,399	\$2,520	\$3,107	\$3,779
Year 6	\$239	\$3,001	\$4,601	\$7,841	\$2,352	\$2,901	\$3,528
Year 7	\$150	\$2,646	\$4,601	\$7,396	\$2,219	\$2,737	\$3,328
Year 8	\$93	\$2,340	\$4,601	\$7,034	\$2,110	\$2,603	\$3,165
Year 9	\$58	\$2,074	\$4,601	\$6,733	\$2,020	\$2,491	\$3,030
Year 10	\$37	\$1,842	\$4,601	\$6,479	\$1,944	\$2,397	\$2,916
Year 11	\$23	\$1,639	\$4,601	\$6,262	\$1,879	\$2,317	\$2,818
Year 12	\$14	\$1,460	\$4,601	\$6,075	\$1,822	\$2,248	\$2,734
Year 13	\$9	\$1,302	\$4,601	\$5,911	\$1,773	\$2,187	\$2,660
Year 14	\$6	\$1,162	\$4,601	\$5,769	\$1,731	\$2,134	\$2,596
Year 15	\$3	\$1,039	\$4,601	\$5,643	\$1,693	\$2,088	\$2,539
Year 16	\$2	\$929	\$4,601	\$5,532	\$1,660	\$2,047	\$2,489
Year 17	\$1	\$831	\$4,601	\$5,433	\$1,630	\$2,010	\$2,445
Year 18	\$1	\$745	\$4,601	\$5,346	\$1,604	\$1,978	\$2,406
Year 19	\$1	\$667	\$4,601	\$5,268	\$1,580	\$1,949	\$2,371
Year 20	\$0	\$598	\$4,601	\$5,199	\$1,560	\$1,924	\$2,340
Year 20+	\$1	\$5,272	\$92,025	\$97,298	\$29,189	\$36,000	\$43,784
TOTAL	\$5,146	\$50,055	\$183,646	\$238,847	\$71,654	\$88,374	\$107,481

These indicative depreciation schedule have been prepared by CBRE Capital Allowance team as an independent analysis of potential claims available. The figures are subject to change where Construction Dates, Purchase Price or Land Value changes.

TO REQUEST A QUOTE PLEASE CONTACT US ON 1300 665 571 or depreciation@cbre.com.au

DISCLAIMER: These indicative depreciation schedules are for information only and cannot be used for any purposes including tax purposes. They are indicative only and are general in nature. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. CBRE (A) Pty Ltd will not be liable in connection with your reliance on this information or for your failure to verify the information or seek appropriate advice.



Residential Depreciation



Australia 108 70 Southbank Boulevard Southbank VIC 3006

CBRE Ref: 6790851.1

DEPRECIATION ESTIMATE

Property Type: TYPE - 1+SBed, 1Bath (appx. \$470,000)
Prepared For: CBRE | Residential Projects

	Division 40		Division 43	Total	Yearly Tax Savings		
	LVP	Assets			30%	37%	45%
	Diminishing Value Method						
Year 1	\$1,069	\$6,087	\$4,601	\$11,757	\$3,527	\$4,350	\$5,291
Year 2	\$1,737	\$5,765	\$5,029	\$12,530	\$3,759	\$4,636	\$5,638
Year 3	\$1,085	\$4,973	\$5,029	\$11,087	\$3,326	\$4,102	\$4,989
Year 4	\$678	\$4,325	\$5,029	\$10,032	\$3,009	\$3,712	\$4,514
Year 5	\$424	\$3,783	\$5,029	\$9,236	\$2,771	\$3,417	\$4,156
Year 6	\$265	\$3,324	\$5,029	\$8,618	\$2,585	\$3,189	\$3,878
Year 7	\$166	\$2,931	\$5,029	\$8,125	\$2,438	\$3,006	\$3,656
Year 8	\$104	\$2,592	\$5,029	\$7,724	\$2,317	\$2,858	\$3,476
Year 9	\$65	\$2,298	\$5,029	\$7,391	\$2,217	\$2,735	\$3,326
Year 10	\$40	\$2,040	\$5,029	\$7,109	\$2,133	\$2,630	\$3,199
Year 11	\$25	\$1,815	\$5,029	\$6,869	\$2,061	\$2,542	\$3,091
Year 12	\$16	\$1,617	\$5,029	\$6,661	\$1,998	\$2,465	\$2,998
Year 13	\$10	\$1,442	\$5,029	\$6,481	\$1,944	\$2,398	\$2,916
Year 14	\$6	\$1,288	\$5,029	\$6,322	\$1,897	\$2,339	\$2,845
Year 15	\$4	\$1,151	\$5,029	\$6,183	\$1,855	\$2,288	\$2,782
Year 16	\$2	\$1,029	\$5,029	\$6,060	\$1,818	\$2,242	\$2,727
Year 17	\$2	\$921	\$5,029	\$5,951	\$1,785	\$2,202	\$2,678
Year 18	\$1	\$825	\$5,029	\$5,854	\$1,756	\$2,166	\$2,634
Year 19	\$1	\$739	\$5,029	\$5,768	\$1,730	\$2,134	\$2,596
Year 20	\$0	\$662	\$5,029	\$5,691	\$1,707	\$2,106	\$2,561
Year 20+	\$1	\$5,840	\$100,585	\$106,426	\$31,928	\$39,378	\$47,892
TOTAL	\$5,700	\$55,446	\$200,729	\$261,875	\$78,563	\$96,894	\$117,844

These indicative depreciation schedule have been prepared by CBRE Capital Allowance team as an independent analysis of potential claims available. The figures are subject to change where Construction Dates, Purchase Price or Land Value changes.

TO REQUEST A QUOTE PLEASE CONTACT US ON 1300 665 571 or depreciation@cbre.com.au

DISCLAIMER: These indicative depreciation schedules are for information only and cannot be used for any purposes including tax purposes. They are indicative only and are general in nature. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. CBRE (A) Pty Ltd will not be liable in connection with your reliance on this information or for your failure to verify the information or seek appropriate advice.



Residential Depreciation



Australia 108 70 Southbank Boulevard Southbank VIC 3006

CBRE Ref: 6790851.1

DEPRECIATION ESTIMATE

Property Type: TYPE - 2Bed, 1Bath (appx. \$495,000)
Prepared For: CBRE | Residential Projects

	Division 40		Division 43	Total	Yearly Tax Savings		
	LVP	Assets			30%	37%	45%
	Diminishing Value Method						
Year 1	\$1,126	\$6,411	\$4,895	\$12,431	\$3,729	\$4,600	\$5,594
Year 2	\$1,829	\$6,071	\$5,350	\$13,250	\$3,975	\$4,902	\$5,962
Year 3	\$1,143	\$5,237	\$5,350	\$11,730	\$3,519	\$4,340	\$5,279
Year 4	\$715	\$4,555	\$5,350	\$10,619	\$3,186	\$3,929	\$4,778
Year 5	\$447	\$3,984	\$5,350	\$9,780	\$2,934	\$3,619	\$4,401
Year 6	\$279	\$3,501	\$5,350	\$9,130	\$2,739	\$3,378	\$4,108
Year 7	\$174	\$3,087	\$5,350	\$8,611	\$2,583	\$3,186	\$3,875
Year 8	\$109	\$2,730	\$5,350	\$8,189	\$2,457	\$3,030	\$3,685
Year 9	\$68	\$2,420	\$5,350	\$7,837	\$2,351	\$2,900	\$3,527
Year 10	\$43	\$2,149	\$5,350	\$7,541	\$2,262	\$2,790	\$3,393
Year 11	\$27	\$1,912	\$5,350	\$7,288	\$2,186	\$2,696	\$3,280
Year 12	\$17	\$1,703	\$5,350	\$7,069	\$2,121	\$2,616	\$3,181
Year 13	\$10	\$1,519	\$5,350	\$6,879	\$2,064	\$2,545	\$3,095
Year 14	\$6	\$1,356	\$5,350	\$6,712	\$2,014	\$2,484	\$3,020
Year 15	\$4	\$1,212	\$5,350	\$6,566	\$1,970	\$2,429	\$2,954
Year 16	\$3	\$1,084	\$5,350	\$6,436	\$1,931	\$2,381	\$2,896
Year 17	\$2	\$970	\$5,350	\$6,321	\$1,896	\$2,339	\$2,845
Year 18	\$1	\$869	\$5,350	\$6,219	\$1,866	\$2,301	\$2,799
Year 19	\$1	\$778	\$5,350	\$6,128	\$1,839	\$2,268	\$2,758
Year 20	\$0	\$698	\$5,350	\$6,048	\$1,814	\$2,238	\$2,721
Year 20+	\$1	\$6,151	\$107,006	\$113,157	\$33,947	\$41,868	\$50,921
TOTAL	\$6,003	\$58,396	\$213,542	\$277,941	\$83,382	\$102,838	\$125,073

These indicative depreciation schedule have been prepared by CBRE Capital Allowance team as an independent analysis of potential claims available. The figures are subject to change where Construction Dates, Purchase Price or Land Value changes.

TO REQUEST A QUOTE PLEASE CONTACT US ON 1300 665 571 or depreciation@cbre.com.au

DISCLAIMER: These indicative depreciation schedules are for information only and cannot be used for any purposes including tax purposes. They are indicative only and are general in nature. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. CBRE (A) Pty Ltd will not be liable in connection with your reliance on this information or for your failure to verify the information or seek appropriate advice.



Residential Depreciation



Australia 108 70 Southbank Boulevard Southbank VIC 3006

CBRE Ref: 6790851.1

DEPRECIATION ESTIMATE

Property Type: TYPE - 2Bed, 2Bath (appx. \$530,000)
Prepared For: CBRE | Residential Projects

	Division 40		Division 43	Total	Yearly Tax Savings		
	LVP	Assets			30%	37%	45%
	Diminishing Value Method						
Year 1	\$1,207	\$6,871	\$5,189	\$13,267	\$3,980	\$4,909	\$5,970
Year 2	\$1,961	\$6,508	\$5,671	\$14,139	\$4,242	\$5,231	\$6,363
Year 3	\$1,225	\$5,614	\$5,671	\$12,510	\$3,753	\$4,629	\$5,629
Year 4	\$766	\$4,882	\$5,671	\$11,319	\$3,396	\$4,188	\$5,093
Year 5	\$479	\$4,271	\$5,671	\$10,420	\$3,126	\$3,855	\$4,689
Year 6	\$299	\$3,753	\$5,671	\$9,722	\$2,917	\$3,597	\$4,375
Year 7	\$187	\$3,309	\$5,671	\$9,167	\$2,750	\$3,392	\$4,125
Year 8	\$117	\$2,926	\$5,671	\$8,714	\$2,614	\$3,224	\$3,921
Year 9	\$73	\$2,594	\$5,671	\$8,337	\$2,501	\$3,085	\$3,752
Year 10	\$46	\$2,303	\$5,671	\$8,020	\$2,406	\$2,967	\$3,609
Year 11	\$29	\$2,049	\$5,671	\$7,748	\$2,324	\$2,867	\$3,487
Year 12	\$18	\$1,825	\$5,671	\$7,514	\$2,254	\$2,780	\$3,381
Year 13	\$11	\$1,628	\$5,671	\$7,310	\$2,193	\$2,705	\$3,289
Year 14	\$7	\$1,454	\$5,671	\$7,131	\$2,139	\$2,639	\$3,209
Year 15	\$4	\$1,299	\$5,671	\$6,974	\$2,092	\$2,580	\$3,138
Year 16	\$3	\$1,162	\$5,671	\$6,835	\$2,051	\$2,529	\$3,076
Year 17	\$2	\$1,040	\$5,671	\$6,712	\$2,014	\$2,483	\$3,020
Year 18	\$1	\$931	\$5,671	\$6,603	\$1,981	\$2,443	\$2,971
Year 19	\$1	\$834	\$5,671	\$6,505	\$1,952	\$2,407	\$2,927
Year 20	\$0	\$748	\$5,671	\$6,419	\$1,926	\$2,375	\$2,888
Year 20+	\$1	\$6,593	\$113,426	\$120,020	\$36,006	\$44,407	\$54,009
TOTAL	\$6,435	\$62,595	\$226,354	\$295,384	\$88,615	\$109,292	\$132,923

These indicative depreciation schedule have been prepared by CBRE Capital Allowance team as an independent analysis of potential claims available. The figures are subject to change where Construction Dates, Purchase Price or Land Value changes.

TO REQUEST A QUOTE PLEASE CONTACT US ON 1300 665 571 or depreciation@cbre.com.au

DISCLAIMER: These indicative depreciation schedules are for information only and cannot be used for any purposes including tax purposes. They are indicative only and are general in nature. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. CBRE (A) Pty Ltd will not be liable in connection with your reliance on this information or for your failure to verify the information or seek appropriate advice.



Residential Depreciation



Australia 108 70 Southbank Boulevard Southbank VIC 3006

CBRE Ref: 6790851.1

DEPRECIATION ESTIMATE

Property Type: TYPE - 3Bed, 2Bed, 2Car (appx. \$1,500,000)
Prepared For: CBRE | Residential Projects

	Division 40		Division 43	Total	Yearly Tax Savings		
	LVP	Assets			30%	37%	45%
	Diminishing Value Method						
Year 1	\$3,429	\$19,527	\$14,686	\$37,642	\$11,292	\$13,927	\$16,939
Year 2	\$5,572	\$18,494	\$16,049	\$40,114	\$12,034	\$14,842	\$18,051
Year 3	\$3,482	\$15,954	\$16,049	\$35,485	\$10,645	\$13,129	\$15,968
Year 4	\$2,177	\$13,874	\$16,049	\$32,099	\$9,630	\$11,877	\$14,445
Year 5	\$1,360	\$12,136	\$16,049	\$29,545	\$8,864	\$10,932	\$13,295
Year 6	\$850	\$10,664	\$16,049	\$27,563	\$8,269	\$10,198	\$12,403
Year 7	\$531	\$9,404	\$16,049	\$25,984	\$7,795	\$9,614	\$11,693
Year 8	\$332	\$8,316	\$16,049	\$24,696	\$7,409	\$9,138	\$11,113
Year 9	\$208	\$7,371	\$16,049	\$23,627	\$7,088	\$8,742	\$10,632
Year 10	\$130	\$6,546	\$16,049	\$22,724	\$6,817	\$8,408	\$10,226
Year 11	\$81	\$5,823	\$16,049	\$21,953	\$6,586	\$8,123	\$9,879
Year 12	\$51	\$5,187	\$16,049	\$21,287	\$6,386	\$7,876	\$9,579
Year 13	\$32	\$4,627	\$16,049	\$20,707	\$6,212	\$7,662	\$9,318
Year 14	\$20	\$4,131	\$16,049	\$20,199	\$6,060	\$7,474	\$9,090
Year 15	\$12	\$3,692	\$16,049	\$19,753	\$5,926	\$7,308	\$8,889
Year 16	\$8	\$3,302	\$16,049	\$19,358	\$5,807	\$7,162	\$8,711
Year 17	\$5	\$2,955	\$16,049	\$19,008	\$5,702	\$7,033	\$8,554
Year 18	\$3	\$2,646	\$16,049	\$18,698	\$5,609	\$6,918	\$8,414
Year 19	\$2	\$2,371	\$16,049	\$18,421	\$5,526	\$6,816	\$8,290
Year 20	\$1	\$2,125	\$16,049	\$18,175	\$5,452	\$6,725	\$8,179
Year 20+	\$2	\$18,736	\$321,017	\$339,755	\$101,926	\$125,709	\$152,890
TOTAL	\$18,287	\$177,880	\$640,625	\$836,793	\$251,038	\$309,613	\$376,557

These indicative depreciation schedule have been prepared by CBRE Capital Allowance team as an independent analysis of potential claims available. The figures are subject to change where Construction Dates, Purchase Price or Land Value changes.

TO REQUEST A QUOTE PLEASE CONTACT US ON 1300 665 571 or depreciation@cbre.com.au

DISCLAIMER: These indicative depreciation schedules are for information only and cannot be used for any purposes including tax purposes. They are indicative only and are general in nature. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. CBRE (A) Pty Ltd will not be liable in connection with your reliance on this information or for your failure to verify the information or seek appropriate advice.



Residential Depreciation



Australia 108 70 Southbank Boulevard Southbank VIC 3006

CBRE Ref: 6790851.1

DEPRECIATION ESTIMATE

Property Type: TYPE - PH 3Bed, 3Bed, 2Car (appx. \$2,680,000)
Prepared For: CBRE | Residential Projects

	Division 40		Division 43	Total	Yearly Tax Savings		
	LVP	Assets			30%	37%	45%
	Diminishing Value Method						
Year 1	\$6,126	\$34,889	\$26,238	\$67,253	\$20,176	\$24,884	\$30,264
Year 2	\$9,955	\$33,042	\$28,673	\$71,671	\$21,501	\$26,518	\$32,252
Year 3	\$6,222	\$28,504	\$28,673	\$63,400	\$19,020	\$23,458	\$28,530
Year 4	\$3,889	\$24,788	\$28,673	\$57,350	\$17,205	\$21,220	\$25,808
Year 5	\$2,430	\$21,684	\$28,673	\$52,788	\$15,836	\$19,531	\$23,754
Year 6	\$1,519	\$19,054	\$28,673	\$49,246	\$14,774	\$18,221	\$22,161
Year 7	\$949	\$16,801	\$28,673	\$46,424	\$13,927	\$17,177	\$20,891
Year 8	\$593	\$14,857	\$28,673	\$44,124	\$13,237	\$16,326	\$19,856
Year 9	\$371	\$13,169	\$28,673	\$42,214	\$12,664	\$15,619	\$18,996
Year 10	\$232	\$11,696	\$28,673	\$40,601	\$12,180	\$15,022	\$18,270
Year 11	\$145	\$10,404	\$28,673	\$39,222	\$11,767	\$14,512	\$17,650
Year 12	\$91	\$9,268	\$28,673	\$38,032	\$11,410	\$14,072	\$17,115
Year 13	\$57	\$8,266	\$28,673	\$36,997	\$11,099	\$13,689	\$16,648
Year 14	\$35	\$7,381	\$28,673	\$36,090	\$10,827	\$13,353	\$16,240
Year 15	\$22	\$6,596	\$28,673	\$35,291	\$10,587	\$13,058	\$15,881
Year 16	\$14	\$5,899	\$28,673	\$34,586	\$10,376	\$12,797	\$15,564
Year 17	\$9	\$5,279	\$28,673	\$33,961	\$10,188	\$12,566	\$15,283
Year 18	\$5	\$4,728	\$28,673	\$33,406	\$10,022	\$12,360	\$15,033
Year 19	\$3	\$4,236	\$28,673	\$32,913	\$9,874	\$12,178	\$14,811
Year 20	\$2	\$3,797	\$28,673	\$32,472	\$9,742	\$12,015	\$14,613
Year 20+	\$4	\$33,475	\$573,550	\$607,028	\$182,109	\$224,600	\$273,163
TOTAL	\$32,673	\$317,812	\$1,144,584	\$1,495,070	\$448,521	\$553,176	\$672,781

These indicative depreciation schedule have been prepared by CBRE Capital Allowance team as an independent analysis of potential claims available. The figures are subject to change where Construction Dates, Purchase Price or Land Value changes.

TO REQUEST A QUOTE PLEASE CONTACT US ON 1300 665 571 or depreciation@cbre.com.au

DISCLAIMER: These indicative depreciation schedules are for information only and cannot be used for any purposes including tax purposes. They are indicative only and are general in nature. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. CBRE (A) Pty Ltd will not be liable in connection with your reliance on this information or for your failure to verify the information or seek appropriate advice.



Residential Depreciation



Australia 108 70 Southbank Boulevard Southbank VIC 3006

CBRE Ref: 6790851.1

DEPRECIATION ESTIMATE

Property Type: TYPE - SUPER PH 3Bed, 3Bed, 3Car (appx. \$6,330,000)
Prepared For: CBRE | Residential Projects

	Division 40		Division 43	Total	Yearly Tax Savings		
	LVP	Assets			30%	37%	45%
	Diminishing Value Method						
Year 1	\$14,470	\$82,405	\$61,973	\$158,848	\$47,654	\$58,774	\$71,481
Year 2	\$23,513	\$78,044	\$67,725	\$169,282	\$50,785	\$62,634	\$76,177
Year 3	\$14,696	\$67,325	\$67,725	\$149,746	\$44,924	\$55,406	\$67,386
Year 4	\$9,185	\$58,548	\$67,725	\$135,458	\$40,637	\$50,119	\$60,956
Year 5	\$5,741	\$51,216	\$67,725	\$124,682	\$37,404	\$46,132	\$56,107
Year 6	\$3,588	\$45,004	\$67,725	\$116,316	\$34,895	\$43,037	\$52,342
Year 7	\$2,242	\$39,684	\$67,725	\$109,651	\$32,895	\$40,571	\$49,343
Year 8	\$1,402	\$35,093	\$67,725	\$104,219	\$31,266	\$38,561	\$46,899
Year 9	\$876	\$31,105	\$67,725	\$99,706	\$29,912	\$36,891	\$44,868
Year 10	\$547	\$27,624	\$67,725	\$95,897	\$28,769	\$35,482	\$43,154
Year 11	\$342	\$24,574	\$67,725	\$92,641	\$27,792	\$34,277	\$41,688
Year 12	\$214	\$21,891	\$67,725	\$89,830	\$26,949	\$33,237	\$40,423
Year 13	\$134	\$19,525	\$67,725	\$87,384	\$26,215	\$32,332	\$39,323
Year 14	\$84	\$17,433	\$67,725	\$85,241	\$25,572	\$31,539	\$38,359
Year 15	\$52	\$15,579	\$67,725	\$83,356	\$25,007	\$30,842	\$37,510
Year 16	\$33	\$13,933	\$67,725	\$81,691	\$24,507	\$30,226	\$36,761
Year 17	\$20	\$12,469	\$67,725	\$80,215	\$24,064	\$29,679	\$36,097
Year 18	\$13	\$11,166	\$67,725	\$78,904	\$23,671	\$29,194	\$35,507
Year 19	\$8	\$10,004	\$67,725	\$77,737	\$23,321	\$28,763	\$34,982
Year 20	\$5	\$8,968	\$67,725	\$76,698	\$23,009	\$28,378	\$34,514
Year 20+	\$8	\$79,066	\$1,354,690	\$1,433,765	\$430,129	\$530,493	\$645,194
TOTAL	\$77,172	\$750,654	\$2,703,439	\$3,531,266	\$1,059,380	\$1,306,568	\$1,589,070

These indicative depreciation schedule have been prepared by CBRE Capital Allowance team as an independent analysis of potential claims available. The figures are subject to change where Construction Dates, Purchase Price or Land Value changes.

TO REQUEST A QUOTE PLEASE CONTACT US ON 1300 665 571 or depreciation@cbre.com.au

DISCLAIMER: These indicative depreciation schedules are for information only and cannot be used for any purposes including tax purposes. They are indicative only and are general in nature. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. CBRE (A) Pty Ltd will not be liable in connection with your reliance on this information or for your failure to verify the information or seek appropriate advice.



Residential Depreciation



Australia 108 70 Southbank Boulevard Southbank VIC 3006

CBRE Ref: 6790851.1

DEPRECIATION ESTIMATE

Property Type: TYPE - SUPER DOOPER 5Bed, 5Bed, 5Car (appx. \$25,000,000)

Prepared For: CBRE | Residential Projects

	Division 40		Division 43	Total	Yearly Tax Savings		
	LVP	Assets			30%	37%	45%
	Diminishing Value Method						
Year 1	\$57,148	\$325,453	\$244,759	\$627,360	\$188,208	\$232,123	\$282,312
Year 2	\$92,865	\$308,230	\$267,476	\$668,572	\$200,571	\$247,371	\$300,857
Year 3	\$58,041	\$265,897	\$267,476	\$591,414	\$177,424	\$218,823	\$266,136
Year 4	\$36,275	\$231,231	\$267,476	\$534,983	\$160,495	\$197,944	\$240,742
Year 5	\$22,672	\$202,274	\$267,476	\$492,423	\$147,727	\$182,197	\$221,590
Year 6	\$14,170	\$177,739	\$267,476	\$459,386	\$137,816	\$169,973	\$206,724
Year 7	\$8,856	\$156,730	\$267,476	\$433,063	\$129,919	\$160,233	\$194,878
Year 8	\$5,535	\$138,596	\$267,476	\$411,608	\$123,482	\$152,295	\$185,223
Year 9	\$3,459	\$122,847	\$267,476	\$393,783	\$118,135	\$145,700	\$177,202
Year 10	\$2,162	\$109,100	\$267,476	\$378,739	\$113,622	\$140,133	\$170,433
Year 11	\$1,351	\$97,053	\$267,476	\$365,881	\$109,764	\$135,376	\$164,646
Year 12	\$845	\$86,458	\$267,476	\$354,779	\$106,434	\$131,268	\$159,650
Year 13	\$528	\$77,113	\$267,476	\$345,117	\$103,535	\$127,693	\$155,303
Year 14	\$330	\$68,849	\$267,476	\$336,656	\$100,997	\$124,563	\$151,495
Year 15	\$206	\$61,527	\$267,476	\$329,210	\$98,763	\$121,808	\$148,145
Year 16	\$129	\$55,027	\$267,476	\$322,633	\$96,790	\$119,374	\$145,185
Year 17	\$81	\$49,247	\$267,476	\$316,804	\$95,041	\$117,218	\$142,562
Year 18	\$50	\$44,100	\$267,476	\$311,627	\$93,488	\$115,302	\$140,232
Year 19	\$31	\$39,512	\$267,476	\$307,020	\$92,106	\$113,597	\$138,159
Year 20	\$20	\$35,417	\$267,476	\$302,913	\$90,874	\$112,078	\$136,311
Year 20+	\$33	\$312,267	\$5,350,278	\$5,662,578	\$1,698,773	\$2,095,154	\$2,548,160
TOTAL	\$304,788	\$2,964,668	\$10,677,091	\$13,946,547	\$4,183,964	\$5,160,222	\$6,275,946

These indicative depreciation schedule have been prepared by CBRE Capital Allowance team as an independent analysis of potential claims available. The figures are subject to change where Construction Dates, Purchase Price or Land Value changes.

TO REQUEST A QUOTE PLEASE CONTACT US ON 1300 665 571 or depreciation@cbre.com.au

DISCLAIMER: These indicative depreciation schedules are for information only and cannot be used for any purposes including tax purposes. They are indicative only and are general in nature. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. CBRE (A) Pty Ltd will not be liable in connection with your reliance on this information or for your failure to verify the information or seek appropriate advice.



Attachment 1 Conditions

Intellectual Property

Intellectual Property in any written work, drawing, compilation, table, graph and similar works we create will remain Our property and may not be disclosed without our prior written consent.

You will indemnify us against any losses or damages we may suffer from the use, or disclosure of Our Intellectual Property.

Limitation of Liability

We do not assume or accept any responsibility, losses, liability or damages, however arising, to You or any third party should this Estimate be relied upon for any reason. You (including any Third Party that You provide the Estimate to) should obtain further advice for claiming any tax allowances or deductions or for the purposes of investment.

Indemnity

You acknowledge and agree to indemnify Us and keep us indemnified for any losses, damages, liability, costs, expenses or any other fees, however arising, in connection with any claim including any contractual, tortious, intellectual property or third party claims.

Assumptions

We assume that the information provided to Us by You (or sourced from Third Parties) and contained in or underpinning the Estimate is accurate and correct. We will not take further steps to verify the accuracy of the information.

Disclaimers

We have prepared the Estimate based on our interpretation of the *Income Tax Assessment Act 1997* and any relevant tax rulings. These are Our interpretations only and do not constitute legal or financial advice.

Interpretation

“We” or “Us” means CBRE (A) Pty Ltd, its directors, employees and registered agents and “Our” has a corresponding meaning.

“You” means any person We have provided this Estimate to or have consented to the release of the Estimate and “Your” has a corresponding meaning.

“Third Party” is any person, body corporate, trustee, trust or legal entity including any entity to whom you may provide or disclose this Estimate.