

## Managed Funds Investment

**April 2022**      **2,500,000.00** Total to transfer to CIPS for next lot of investment

2,487,771.21 025, Pahiatua sale, returned \$600k borrowings

12,228.79 From 00 account to top up to 2.5m

<b>025 Account</b>	482,000.00	Includes 67500 returned after 163 East St sale
	<b>422,000.00</b>	<b>Transfer to CIPs</b>
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	60,000.00	Retain in 025 as back up funds

**Note 1:**      *\$106k capex plan for the year. \$8,833 will be put to 025 on monthly basis.*

**Note 2:**      *No monthly transfer for renewal / investment as this is tied up in CIPs incurring interest*

<b>Pahiatua sale</b>	1,500,000.00	Sale price
	1,499,763.01	Received - sale price less one day rental
	30,000.00	Less agency fee (GST excl)
	3,991.80	Less marketing costs (GST excl)
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	<b>1,465,771.21</b>	<b>Transfer to CIPs for investment</b>

<b>163 East Street</b>	730,000.00	Sale price
	708,210.95	Received - less commission, rates washup
Purchase	67,500.00	Transferred to 025 to repay \$ borrowed for deposit
Purchase	<b>600,000.00</b>	<b>Return to CIPs to repay borrowed funds</b>
Purchase	7,500.00	Borrowed from 00 account
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	19,953.00	Profit after expenses incurred

Original investment	4,000,000.00	28-Oct-21
Reborrowed	600,000.00	Jan-22
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	<b>3,400,000.00</b>	<b>Invested</b>
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Transferred April 2022	2,500,000.00	
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	<b>5,900,000.00</b>	<b>Total with CIPs</b>