

		COMPANY HOLDING APPRECIATING ASSET										
		0	1	2	3	4	5	6	7	8	9	10
Pre-tax												
Value net assets		2072	2182	2298	2419	2548	2683	Value of appreciating asset including price effects				
Net receipts		0	0	0	0	0	0	0	0	0	0	0
Cash flow		-2072	0	0	0	0	2683	Realised capital gain on sale (at liquidation)				
Pre-tax return %	IRR Clr		0.0	0.0	0.0	0.0	5.3	0.0	0.0	0.0	0.0	0.0
Post-tax												
Tax value		2072	2072	2072	2072	2072	2072	0	0	0	0	0
Change in tax value			0	0	0	0	0	0	0	0	0	0
Balancing adjustmt			0	0	0	0	0	0	0	0	0	0
CGT bal adj			0	0	0	0	611	No company tax on realised capital gain				
Post-tax cash flow		-2072	0	0	0	0	2683	0	0	0	0	0
Acc tax paid			0	0	0	0	0	0	0	0	0	0
Post-tax return %	IRR Clr		0.0	0.0	0.0	0.0	5.3	Pre-tax return pa (annual growth in asset value)				

COMPANY SHAREHOLDERS													
Retain entity/sell (0/1)			1	1	1	1	0	Interests sold each year				0	0
Retain/distribute			0	0	0	0	1	Liquidation with all cash distributed in Year 5				0	0
Value (share)		2072	2182	2298	2419	2548	0	Share value reflecting year-by-year value of appreciating asset (no capitalisation effect of ultimate impact on shareholder return on liquidation)					
Tax value (share)		0	0	0	0	0	0						
Franked div (share)			0	0	0	0	0						
Unfranked div (share)			0	0	0	0	611	Untaxed capital gain realised on sale of appreciating asset					
Return of cap (share)		-2072	0	0	0	0	2072	0	0	0	0	0	
Tax paid			0	0	0	0	287	Tax at 47% on \$611 unfranked dividends					
CGT base			0	0	0	0	0	0	0	0	0	0	
CGT			0	0	0	0	0	No capital gains taxation on shares					
Post-tax cash flow		-2072	2182	2298	2419	2548	2396	0	0	0	0	0	
Post-tax return			0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Return(sales)	Delete		5.30%	5.30%	5.30%	5.30%	-5.96%						
Acc overall i/tax paid			0	0	0	0	287	Over final year, shareholders buy in at \$2548 receive \$2396 on liquidation and lose out by -6%, ie $(\$2396 - \$2548) \times 100 / 2548\%$					
5.3% after-tax return for shareholders selling out year by year prior to liquidation.													

COMPANY HOLDING APPRECIATING ASSET WITH ASSET PRICE EFFECTS