

**ANNUAL STATEMENT**

FOR THE YEAR ENDED 30 JUNE 2019

**FORZA 9-15 DAVID STREET FUND**

ABN 35 715 227 865

**Unitholder Details**

<b>Investing Entity</b>	EAGLE PARK PTY LTD <BINGHAM SUPERANNUATION FUND>
<b>Address</b>	2 LEISHA COURT WONGA PARK VIC 3115

**Investment Summary as at 30 June 2019**

<b>Number of Units</b>	200,000.00
<b>Class of Units</b>	Ordinary, Tranche 1
<b>Unit Price</b>	\$ 0.07

**Investment Summary as at 30 June 2019**

<b>Income</b>	\$308,962.88
<b>Tax</b>	As per 2018-19 Tax Statement

**Matters of note**

As outlined above, for Unit Pricing purposes the remaining Fund property asset, being the café / retail space on the ground floor, is assessed at \$700,000 based on recent market comparables. This results in a Unit valuation of \$0.07 for Tranche 1 Ordinary Units and \$0.08 for Tranche 2 Ordinary Units.