

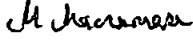
TRUSTEE(S) DECLARATION
RESIDENTIAL REAL PROPERTY

We, Michele Macnamara and Samir Ali, directors of Samyusra Pty Ltd, being the trustee of the Samyusra SMSF, ABN: 85 237 863 101, hereby **Declare**, that the residential real property held by the Fund situated at 22 and 22A Comberford Close Prairiewood, 2176 and managed by Suad Amiti of Blaze Real Estate, Wetherill Park, is not leased to a related party, as defined by the SIS Act 1993 of the trustee(s) / member(s) and the leasing arrangements were conducted on commercial terms on an arm's length basis, and rental income is at market rate value, pursuant to section 109 of the SIS Act 1993 during the financial year ending 30 June 2023.


In support of this declaration, the trustee(s) obtained an independent market appraisal of the rent to be charged and market value of the property, both of which are attached, as well as the, collection periods of the rent from the tenant to satisfy section 109 of the SIS Act whereby all Terms and Conditions of the Lease Agreement have been met.

Dated: 17 October 2023

Michele Macnamara
Director
Samyusra Pty Ltd ATF Samyusra Superannuation Fund

Signed 

Samir Ali
Director
Samyusra Pty Ltd ATF Samyusra Superannuation Fund

Signed 

08/09/2023

Michele Macnamara and Samir Ali
22 and 22A Comberford Close,
Prairiewood NSW 2176

To Michele Macnamara and Samir Ali,

We wish to confirm that 22 and 22A Comberford Close, Prairiewood NSW 2176 would attract a minimum sale price of: \$1,250,000.00.

In arriving at this figure, we have taken into consideration a number of factors including:

1. Current sale market conditions
2. Current level of demand for the properties similar in type
3. Current availability of properties within the market place

Although every care has been taken in providing this sales appraisal, Blaze Real Estate cannot be held liable should variations occur due to fluctuations in the market.

I look forward to being able to assist you further in the sale of your family home.
Please feel free to contact me should you have any additional enquiries.

Yours faithfully,

R. Bahno

Rivan Bahno
Blaze Real Estate
Licenced Real Estate Agent

9/10/2023

To: Whom It May Concern,

RE: 22 Comberford Close
PRAIRIEWOOD NSW 2176

We wish to confirm that the above-mentioned property would attract a rental return in the range of: \$730.00 to \$760.00 per week.

In arriving at this figure, we have taken into consideration a number of factors including:

- 1.Current rental market conditions
- 2.Current level of demand for the properties similar in type
- 3.Current availability of properties within the market place
- 4.Previous and projected rental market conditions throughout the year

Although every care has been taken in providing this rental appraisal, Blaze Real Estate cannot be held liable should variations occur due to fluctuations in the rental market.

I look forward to being able to assist you further in the management of your investment property.

Please feel free to contact me should you have any additional enquiries.

Yours faithfully,
Blaze Real Estate

Suad Ameti

Suad Ameti
Property Manager

9/10/2023

To: Whom It May Concern,

RE: 22a Comberford Close
PRAIRIEWOOD NSW 2176

We wish to confirm that the above-mentioned property would attract a rental return in the range of: \$460.00 to \$480.00 per week.

In arriving at this figure, we have taken into consideration a number of factors including:

1. Current rental market conditions
2. Current level of demand for the properties similar in type
3. Current availability of properties within the market place
4. Previous and projected rental market conditions throughout the year

Although every care has been taken in providing this rental appraisal, Blaze Real Estate cannot be held liable should variations occur due to fluctuations in the rental market.

I look forward to being able to assist you further in the management of your investment property.

Please feel free to contact me should you have any additional enquiries.

Yours faithfully,
Blaze Real Estate

Suad Ameti

Suad Ameti
Property Manager