



Why pay rent to a landlord when  
your business could be paying it  
into your super?

# Why pay rent to a landlord when your business could be paying it into your super?

Use proven, successful strategies and free yourself from the trap of being a business tenant. You can own your business premises with your rent paying off the loan. And the best bit... *the rent you are currently paying goes straight into your super.*



## Building Your Wealth

You can use the money in your super, set up a Self-Managed Super Fund and borrow the money you need to buy the building. Now, with the help of GC Accountants, it's available to small business owners like you.

### ✓ Own your business premises and let your rent build a nest egg for you

The rent your business pays will now be working for you, paying off the loan and creating a valuable asset. An asset that could potentially provide a passive income even after you have retired and sold off your business.

### ✓ Long term security for you and your business

Now you are the landlord, there are no more worries about what happens at the end of the lease, or large rent increases.

### ✓ Take control of your money and get your super working for you now

Your super is an asset that can be leveraged to grow. Most people just let their super drift, slowly accumulating. You can take control of it and look to grow it faster.

### ✓ You could enjoy tax free benefits in your retirement

If you retire after the age of 60, keep the business property, and are eligible, you could enjoy tax-free benefits. And then when you do come to sell it there could be potentially NO capital gains tax.

*"It feels good, I'm in control – the building's mine and my rent is paying it off in my super. It gives me security – control of the building – the landlord could have kicked me out after the lease ran out and even set up their own supermarket."*

**Steven Sternbeck, Owner, suburban supermarket**

# It's like owning your own home rather than renting

## What's Involved?

It is important to get advice so that you can assess all the issues and make sure that it's the right strategy for you and your fund.

- 1 A meeting with an investment adviser to make sure that this is the right strategy for your long term well-being and that you understand the costs and risks involved.
  - a A comprehensive review of your current circumstances, needs and objectives.
  - b Determine your risk tolerance and capacity.
  - c Develop a personalised strategy to achieve that.
  - d Develop a robust cash-flow model to analyse feasibility of the strategy.
  - e Prepare a Statement of Advice.
- 2 Educate you about the roles and responsibilities of trustees in running an SMSF.
- 3 You find a property that suits your needs.
- 4 Source the loan option that suits you with a lender that knows the property loans market inside out\*.
- 5 Establish the SMSF with the appropriate legal and administrative documents^.
- 6 Buy the property and sort out the conveyancing and legal paperwork^.

The team at GC Accountants can organise all of that for you.

Setting up an SMSF and borrowing money through it to buy your business premises is an involved decision and no strategy is without its risks and considerations. These include:

- Types of Property: not all properties can be purchased or transferred to the SMSF. In addition, property is an illiquid asset that cannot be sold in a short period of time to pay member benefits.
- Investment Strategy and Trust Deed: these documents must allow this strategy to be utilised.
- Arm's Length Transaction: any transaction between related parties must be on an arm's length basis.
- Borrowing to invest can increase potential losses as well as gains. There is a risk that you are not able to service the loan which will render the strategy ineffective.
- Legislative Risk: there is always a risk that changes in legislation may affect the outcome of this arrangement.
- Costs, Duties and Taxes: there are upfront costs involved when setting up an arrangement to purchase a property with your SMSF, including legal and bank fees, stamp duty, council rates and property maintenance. All these expenses are funded by your SMSF.
- Estate Planning: in the event of a death, benefit payment taxes may apply which may require the property to be sold earlier than expected.

At GC Accountants we help you assess all the relevant risks and issues and can provide advice on whether acquiring a business premises through your SMSF is an appropriate strategy for you and your fund.

## Satisfied Business Owners

*"Our business had grown and we needed to move into a larger building... the three business partners wanted to buy it together – an SMSF was the perfect way to do it. We wanted to own our business building – to pay rent to ourselves instead of to a landlord."*

**Ben Dewson, Managing Director, security business**

*"It feels good, I'm in control – the building's mine and my rent is paying it off in my super. It gives me security – control of the building – the landlord could have kicked me out after the lease ran out and even set up their own supermarket."*

**Steven Sternbeck, Owner, suburban supermarket**

*"It gave us the opportunity to build a nest egg – pay rent to ourselves, building our future. We own it holus bolus – no worries about having to move, no rent increases and any improvements we make are only adding value to our asset – it gives more security for the business and for us."*

**Deborah Cannavale, Co-owner, construction business**



To find out more, contact

**Gary Croese**  
GC Accountants Pty Ltd  
88 Elder Street, Lambton, NSW  
2299  
ABN 46 108 440 768  
T: 02 4956 1640  
E: [mail@gcaccountants.com.au](mailto:mail@gcaccountants.com.au)

W: [www.gcaccountants.com.au](http://www.gcaccountants.com.au)

Member of  
**Count** 

GC Accountants is an  
Authorised Representative of  
Count Financial Limited.  
ABN 19 001 974 625 AFSL

**CPA** 

GC Accountants Pty Ltd  
is a CPA Practice.

### Disclaimers

General advice warning: The advice provided is general advice only as, in preparing it, we did not take into account your investment objectives, financial situation or particular needs. Before making an investment decision on the basis of this advice, you should consider how appropriate the advice is to your particular investment needs, and objectives. You should also consider the relevant Product Disclosure Statement before making any decision relating to a financial product.

\*Lending services are authorised by Finconnect (Australia) Pty Ltd ABN 45 122 896 477 Australian Credit Licence No. 385888 a wholly owned subsidiary of Count Financial Limited.

Financial Planning Services provided as an authorised representative of Count Financial Limited AFSL 227232.

Financial Planning Services provided as an authorised representative of Count Financial Limited. 'Count' and 'Count Wealth Accountants' are trading names of Count Financial Limited ABN 19 001 974 625 Australian Financial Services Licence Holder Number 227232 a wholly owned, non-guaranteed subsidiary of Commonwealth Bank of Australia ABN 48 123 123 124. Count is a Professional Partner of the Financial Planning Association of Australia Limited. Count advisers are authorised representatives of Count. [www.count.com.au](http://www.count.com.au)

\*Please note that any taxation, accounting and legal services are not endorsed nor the responsibility of Count Financial Limited.

- ✓ Own your business premises and let your rent build a nest egg for you
- ✓ Long term security for you and your business
- ✓ You could enjoy tax free benefits from your super in retirement

## About GC Accountants

We have been successfully helping small business owners do this for years. It requires accountants with expertise in establishing and administering superannuation, and financial advisers to legally provide investment advice. The other key is a credit representative that rigorously checks the finance market and finds the loan product best suited to your circumstances and needs.

We are one of the only businesses in the region that can do all of this under the one roof, making it easy and stress free for you.