



“Security for the business,  
for myself... and I own  
the building”

All of this in  
three short  
months

#### Disclaimers

‘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)

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

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 45 122 856 477 Australian Credit Licence No. 305888 a wholly owned subsidiary of Count Financial Limited.

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



GC Accountants Pty Ltd  
is a CPA Practice.



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

## Overview

Steven is the owner of a suburban supermarket in NSW.

*“The opportunity came up to buy the building from the landlord – it was too good to pass up – but the banks all knocked me back.”*

*“I was also very concerned about long-term security for me and my business – what would happen with a new landlord. Luckily I bumped into Gary Croese at the local pub.”*

## Work Done

### • Review Meeting about Goals and Finances

Steve had a review meeting with Gary about his long-term goals and his existing finances. From there, GC Accountants developed the financial strategies to enable him to buy the building and clearly advised Steve about the issues involved in taking out a loan in a SMSF.

### • Sort Out the Money

Steve’s super balance was below the 40% (loan to value) threshold GC Accountants likes to see for their clients. Some astute money planning including the sale of some shares, salary sacrifice and the drawing forward of some concessional contributions meant Steve got there.

### • Get the Finance

The big banks are notorious for being unsympathetic to small business. As a credit representative of Finconnect, GC Accountants are able to source a great loan product from a more open-minded, flexible finance institution that is right for you.

### • Manage the Paper-work

Setting up a self-managed super fund means lots of forms for banks and the ATO. GC Accountants take care of all of that for you.

## Outcomes

- ✓ The building is the second business asset that Steve now owns – funded entirely by his rent. No additional out of pocket expenses.
- ✓ The rental income generated from the property can be tax free to the SMSF. The benefit payments to Steve is then tax free when he is over the age of 60. After that when he comes to sell it at a later stage there will be no capital gains tax.
- ✓ The loan payments Steve now pays are lower than his previous rent – paying off the loan faster and leaving more money in the hand.

*“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.”*

Steve Sternbeck  
Owner  
suburban supermarket



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](mailto:mail@gcaccountants.com)

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