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SUPERANNUATION

What is a DIY Super Warrant?

A DIY Super Warrant is structured to provide a convenient way for investors and in particular, Self Managed Super Funds to use gearing to invest in direct property, with the financing, acquisition and management of the property being undertaken by the warrant issuer on behalf of the investor.

Some of the features:

- Investors can normally select the investment property.
- Potential for greater returns, by leveraging an investment using borrowing.
- The benefit of direct property ownership with an initial outlay that is a fraction of the total purchase price.
- Rental income from the property can be used to offset interest and other costs.
- Investors can repay the debt at anytime and take ownership of the property.
- No capital gains tax on transfer of the property to an investor or self managed super fund.
- Loans are on a limited recourse basis, protecting an investor's other assets.

Who should consider a DIY Super Warrant?

DIY Super Warrants may be suitable for a SMSF with a positive medium to long term view of the property market and other considerations that may apply are:

1. Wanting to invest in a tax effective manner.
2. Comfortable with gearing to potentially increase returns.
3. Protection of other assets against borrowing risk by using limited recourse funding.
4. The trustee of a SMSF, seeking a property investment with potential for capital appreciation and income returns, added to the benefits of gearing.
5. The ability to purchase residential, commercial or industrial property so long as they are income producing and are approved superannuation assets.

If you would like to take advantage of our free consultation or would like to know more about our services please contact us on (07) 3832 6020,
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