

**AUGUST UPDATE FROM PERFORMANCE MORTGAGES**

**Buying Property through a Self Managed Super Fund (SMSF).**

Would you like to invest in Property within Australia but think you cannot afford it? Here is a possible way.

One of the fastest growing methods of investing in property in Australia is through a SMSF. It is allowing Australians to both borrow and buy property through their own funds, gaining greater control over their retirement savings. Importantly in the current market, it is giving people some security in the knowledge that they can provide some stability to their funds with the decline and volatility of current share markets, coupled with the strong demand for rental property in most markets.

Borrowing for property through a SMSF has only become a reality in the last few years. While the set-up and paperwork is laborious and expensive, the benefits enjoyed by using the SMSF structure can outweigh the negatives. Benefits in retirement include no capital gains tax upon selling as well as tax free rental income.

How does it work?? The way property is purchased is the same, however you are buying in your SMSF's name, like 'The John Smith Family Superannuation Fund'.

The Steps Involve:

1. Set up your SMSF and associated documents.

2. Gain Pre-approval for finance

3. Find the appropriate Property

4. Finanlise finance.

5. Settle on Property

6. Periodical repayments made via rental returns and compulsory/voluntary superannuation payments. This 'double' repayment system- (rent + super) repayments, can pay off the property rapidly before retirement.

For people struggling to pay off their own homes, the prospect of an investment property is unlikely. Many clients comment on their desire to purchase an investment property, however don't believe they have the cashflow to support such an investment. Investing via a SMSF is an option for many, especially those with an accumulated amount already sitting in super, ready to use as a deposit and for fees associated with the purchase and set up of the fund.

**CHECK OUT THE NEW WEBSITE AT www.performancemortgages.com.au**

**Fitness Tips**

Post Olympic Hangover?

Why not try to get a head-start on the summer fitness program and get out there now?

If you are coming off no fitness base at all try this:

Mon- Walk before breakfast - 30mins

Tue -Rest Day

Wed- Walk/Jog: Alternate between walking and jogging 1:1, time depending on your ability. 15sec? 30 sec? 1min? 30 mins total

Thur- Rest

Fri- As Monday

Sat/Sun: On either day, try a continuous run. Build it up to 30mins. Walk after. Total time- 40mins. (Whatever time you run, walk after until 40 mins total is achieved.)

**Donation and Intro Offer**

Performance Mortgages has made the ongoing commitment that $50 from every loan settled will be donated to **The Children’s Hospital at Westmead.**



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