



JOHN & JANE'S STORY

Utilising Superannuation to purchase a property to build wealth and assist with retirement income.

AT A GLANCE

CHALLENGES

- Building wealth faster for retirement
- Buying property without significantly impacting personal cashflow & lifestyle

BENEFITS

- Repaid the loan within 15 years
- Significantly increased their net asset base with leverage
- Ability to generate income in retirement.
- Greater control over their retirement investments



“For over 13 years, I've been developing strategies that help our clients to live the abundant lives they deserve.

We inspire our people, and together we help clients realise their dreams ”

ABRAHAM AGUILAN

Affluens360 Wealth Management

BACKGROUND

Dr. John and Marketing Executive Jane, a couple in their mid-30s, had a growing family and were looking to build their wealth for retirement while also ensuring they had a good personal cashflow position. With the rising cost of living and interest rates, they knew they needed to find a way to invest in property without sacrificing their current standard of living.

SOLUTIONS

We met with Dr. John and Jane and sat down with them to understand their current cashflow position. We assessed their current asset and liability position noting a significant asset that had been under-utilised was their superannuation balances.

We provided strategic advice around the establishment of a Self-Managed Super Fund, diversified investment strategy, supported by a cashflow analysis and gearing strategy in relation to the limited recourse borrowing arrangement to purchase of Residential Property.

BENEFITS

Benefits One

The ability to pool superannuation balances for better buying power over a single acquired asset.

Benefits Two

They were able to utilise superannuation balances to purchase an investment property without the need of personal assets.

Benefits Three

They were able to put in place a strategy to repay the loan debt within 15 years by using their employer super contributions, tax-effective voluntary contributions, rental income and income from managed investments.

Benefits Four

If the property is held until legislated retirement age, capital gains tax may not be applicable on the growth of the property.