

Commercial SMSF Loan

Another flexible business finance solution
from Thinktank Commercial Property Finance
Rates effective as at 10th November, 2021

Thinktank.

- Up to 75% LVR limited recourse
- Interest only up to 5 years
- Set and forget, principal and interest up to 30 years
- No ongoing fees or regular property revaluations
- Interest margin reduces as loan pays down (as per LVR bands)

For SMSF borrowers in the accumulation phase seeking fully complying and flexible finance options without the costs, delays or the frustration of dealing with a bank

● Commercial SMSF loan rates *	75% LVR*	70% LVR	65% LVR	55% LVR	≤50% LVR
Principal & Interest (up to 30 years)	5.09%	4.90%	4.65%	4.30%	4.05%
Interest only (up to 5 years, reverting to P&I)	-	5.00%	4.75%	4.40%	4.15%

* Security properties other than standard retail, industrial and office may attract a rate loading of between 0.50% - 0.75%

* Refer to our SMSF Loan Submission Checklist and Income Verification Alternatives document (Full Doc section) for all required supporting document information.

* Refer to your Relationship Manager for loan applications above a 70% LVR to confirm additional requirements.

• Fixed rates 1 - 5 years available on request

● Thinktank commercial SMSF loan features

- Office, retail and industrial properties
- Loan size \$100,000 to \$3m (>\$2m individually priced)
- Up to 30 year loan term and 5 years interest only
- Max LVR 75% P&I (max LVR 70% interest only)
- Fast approval, documentation and settlement
- Approved bare trust template available if required
- Loan project management start to finish
- ICR min 1.70x (SMSF income + net rent + contributions)
- Open to PAYG investors
- Self-employed (min 2 years ~ preferred 5 years+)
- Min SMSF net assets \$250,000 ~ no set liquidity requirement
- One or more SMSF members in accumulation phase
- AFS Licensed Advisor Statement of Advice (SOA) required, OR self certification by qualifying "Sophisticated Investors"

● Important message on SMSF LRBA loan documentation requirements for all borrowers

The rules for setting up a Self Managed Superannuation Fund and borrowing through it are complex and can have serious tax implications if proper advice is not obtained every step of the way. It is important that every borrower obtains due financial planning, accounting and legal advice from professionals who have specific expertise in Self Managed Superannuation Funds. We recommend that you seek to ensure that your client has taken steps to appoint properly qualified professionals to help them from commencement of the transaction as this is likely to assist in avoiding costly errors and delays.

Establishment fee	Standard Establishment Fee is 0.95%* (GST exclusive) with the borrower paying all fees including but not limited to, the lenders settlement fee, valuation, professional legal fees, title insurance and disbursements. *
Loan applications	Loan applications may be lodged by fax, email, post or in person. TIP: For faster approvals, use the TT application form. Please Note: All loan applicants must be individually identified as required under current AML/CT Legislation.
Finance brokers	Thinktank works closely with industry accredited finance brokers and recommends the additional expertise and services they can offer in the submission and management of commercial property finance applications. For a recommendation to a Thinktank accredited broker near you, please contact our office on 1300 781 043 or deal@thinktank.net.au .
Security property	Retail, industrial, office + other non-specialised commercial upon enquiry. Located in an area with min population 20,000 .
Fees	No monthly, annual fees or other recurring fees. Standard Early Termination Fee applies in first 5 years. *GST to be added to all fees and commission amounts except where otherwise stated.
LRBA essentials guide	We strongly recommend you refer to the Thinktank SMSF Commercial Loan Essentials Guide to best manage an SMSF LRBA loan.

● **Please note:** additional serviceability, cash flow confirmation may be required under Covid-19 conditions. Excludes certain specialised securities eg. petrol stations, motels, hotels, vacant land, construction. Please refer to our complete list of acceptable securities available via our office or as a download from our website. The above interest rates are indicative and subject to change without notice.

