

The only way to buy investment property



**for sale**

**N.S.W. Land Tax Unit Trust**

# Why choose a Land Tax Unit Trust?

	Land Tax T/Hold (NSW)	Negative Gearing	Change ownership w/out stamp duty	CGT 50% discount	SMSF acquire an interest	Refinance to pay down non-deductible debt.
Land Tax Unit Trust	✓	✓	✓ <sup>1</sup>	✓	✓ <sup>2</sup>	✓
Company	✓	✗	✗	✗	✓ <sup>2</sup>	✗
Individual	✓	✓	✗	✓	✗ <sup>3</sup>	✗
Partnership	✓	✓	✗	✓	✗ <sup>3</sup>	✗
Standard Unit Trust	✗	✓	✓ <sup>1</sup>	✓	✓ <sup>2</sup>	✓
Hybrid Trust	✗	✓	✗	✓	✗ <sup>3</sup>	✓
Discretionary Trust	✗	✗	✗	✓	✗ <sup>3</sup>	✗

1 Unencumbered value must be less than \$2million in N.S.W and W.A. Less than \$1million in Victoria. N/A in other states.

2 Superannuation laws require no borrowing in unit trust and assets not be subject to charge.

3 SMSF can acquire "business real property".



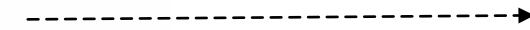




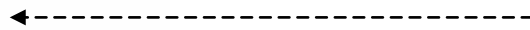
N.S.W. Land Tax Unit Trust



Units owned by couple transferred to the superfund once the debt is paid off.



Cash moved from superfund to couple for their units in the N.S.W. Land Tax Unit Trust.



Self  
Managed  
Superfund



Now that's smart

# What's the long term plan with your investment property?



**Advice Warning:** This brochure is intended to provide general information only and has been prepared by InvestorOne Capital Pty Ltd ABN 87 134 712 039 (AFSL 337568) without taking into account any particular person's objectives, financial situation or needs. Investors should, before acting on this information, consider the appropriateness of this information having regard to their personal objectives, financial situation or needs. We recommend investors obtain financial advice specific to their situation before making any financial investment or insurance decision.

InvestorOne Pty Ltd is an Authorised Representative of InvestorOne Capital Pty Limited  
ABN 87 134 712 039 (AFSL 337568).  
Ground Floor, Beanbah Chambers, 235 Macquarie Street, Sydney NSW 2000.  
Telephone: 02 92315111 Facsimile: 02 92315122  
Email: [contact@investorone.com.au](mailto:contact@investorone.com.au) Website: [www.investorone.com.au](http://www.investorone.com.au).