



Case Study: From SMSF Setup to Property Ownership—Done Right

The Challenge

Our client had their SMSF set up and funds rolled over from an industry super fund. The next big move? Buying real estate under SMSF—a process that demands precision, compliance, and the right connections.

The 7 Bells Solution

We didn't just advise—we orchestrated the entire journey:

- **Bare Trust & Trustee Company Setup:** Built the legal structure required for a Limited Recourse Borrowing Arrangement (LRBA).
- **Connected the Right Experts:** Introduced the client to a trusted finance broker and conveyancer to secure lending and manage settlement seamlessly.
- **Property Settlement:** Guided the client through the final step—getting the property under SMSF rules without a hitch.

Compliance That Never Sleeps

Once the property was settled, the compliance game began. Here's how we kept the client ahead:

- **Tax Depreciation Coordination:** Ensured schedules were in place to maximize deductions.
- **Annual SMSF Reporting:** Accounted for every dollar of rental income and expenses, delivering a true and fair view of SMSF financials to the ATO.
- **Audit-Ready Support:** Prepared documentation for smooth audits and zero surprises.

The Outcome

A stress-free property acquisition under SMSF, backed by airtight compliance and strategic oversight. The client now enjoys a high-performing asset with confidence and clarity.

Bold Moves. Real Results. That's 7 Bells.

Don't let complexity slow you down. At 7 Bells, we turn SMSF property strategies into seamless success stories—just like this one. **Take the next step today.**

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