

PURPLE COMMERCIAL SMSF LOAN [FD or Altdoc]



75% MAX LVR

UPDATED: 15 September 2025

The Purple Commercial SMSF loan is a limited recourse loan for commercial properties (offices, shops and light industrial).
Purchase and refinance available. Refinance must be dollar for dollar. All security properties must be on a single title (single asset).

Income Documents:	Copy of last 12 months SMSF financials (SMSF asset and contribution statement). Cash Management Account [CMA] statement. Current Lease Agreement & proof of rent paid. Proof of rent paid by Owner Occupier	Credit History:	Risk grades A & B allowed.
Loan Amount:	Minimum: \$ 100,000 Maximum: \$ 3,000,000 Max 75% Maximum: \$10,000,000 Max 70%	Servicing:	Refer to Purple Servicing Calculator on the Allstate website (SMSF Serviceability) – must reflect a positive result.
Loan to Value Ratio:	75% maximum LVR to \$3 million 70% maximum LVR to \$3 - \$5 million Corporate Trustee required.	Legal Fees:	Unascertainable
Loan Type:	Full Doc or Altdoc available.	Valuation Fee:	At Cost
Term:	30 years - set & forget. No reviews.	Title Insurance:	At Cost
Interest Rate Type:	Variable only.	Application Fee:	1.40% of total loan amount – excl GST. Payable at settlement.
Repayments:	Principal & Interest. Interest Only up to 5 years	Processing Fee:	\$499 (payable at settlement)
Annual Reviews:	No annual reviews.	Settlement Fee:	Nil
Offset Account:	Not available.	Early Repayment Fee (ERF):	2.0% ERF applies to Company / Corporate Trustee borrowers if loan is discharged in the first 5 years (based on original loan amount). ERF also applies to principal reductions >\$10,000 per month.
Cash Out:	Not allowed under the SIS Act.	ERF Waiver Optional:	ERF can be waived if Application Fee is increased by 0.25%
Redraw:	Not Available for SMSF.	Discharge Admin Fee:	\$915
Extra Repayments:	Additional repayments may be made at any time without penalty.	Ongoing Fees:	\$15 per month
Locations:	Most locations considered. Please contact your relationship manager for non-metro and major regional locations.	Unacceptable Securities:	Non-Standard Security Properties No Development Sites. No vacant land.
Acceptable Securities:	Shop Fronts, Offices, Industrial Units, Factories, Warehouses, Mixed Residential & Commercial Use, Medical / Professional Suites.		
Serviceability:	Serviceability comes from a combination of the Lease, 85% of concessional contributions, 85% of deemed income, 80% residential rental income & other Super Investment Income.		
Additional Contributions:	Last 12 months contributions allowed for self-employed (not as per tax returns) . PAYE: 6 months proof of salary sacrifice / additional contributions made.		
IMPORTANT:	Please refer to Letter of Offer for full fee details due to the unique variations.		
Points of Difference:	The SMSF will be required to retain 2.50% of the loan amount in cash at settlement for liquidity [Purchases only]. No minimum assets required in the Super Fund. Self-employed borrowers wishing to purchase or refinance commercial investment premises can provide the last 6 months proof of lease payments made, copy of the lease plus either Accountants Declaration or BAS. ERF can be avoided with a rate loading of approx. 0.25%. (Company / Corporate Trustee borrowers). Rates and fees are subject to change without notice. Please refer to your Allstate representative for confirmation of current rates and fees. Conditions Apply.		

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