

April 2007

The Investors Bizo has had a make over, and so has the Brisbane residential property market!

The Market is Good – Everyone’s getting in:-

The residential real estate has re-ignited since Christmas, with buoyant conditions, strong demand outstripping limited supply, prices rising and rents increasing.

First home buyers are active and so now are Investors. The overall ‘story’ for South East Queensland is one of optimism with public infrastructure spending alone likely to underpin economic conditions in the medium term. Strong employment conditions, stable mortgage markets, a competitive lending environment favouring the consumer, continued strong net population migration and a confident private sector lay a strong base for our residential markets. For the real estate market, Brisbane and the Greater Brisbane Region is finally acting like a genuine capital City.

Canny investors are back into the market with an acute rental under-supply situation forcing rents up, at all ends of the market from entry to luxury.

To complete the investment scenario, investors are having *Tax Depreciation Schedules* done to maximise their returns by accessing legitimately obtainable deductions for their investment properties. As an example for a new standard, low-set, brick and tile dwelling with 4 bedrooms, 2 bathrooms, being purchased for say \$350,000 deductions can be up to \$170,000 of which \$25,000 is likely in the first 5 years. It is important to also understand that older properties can still offer reasonable deductions.

Call us now to assist you in getting your Tax Depreciation Schedules.

If the deductible amount in the first year is not greater than our fee – we won’t charge you.

CHECKLIST

Do you own a Residential Investment Property?

Have You purchased this property in the past 5 years?

Was the dwelling built post 1985?
 You can claim Building and Plant Allowances

Was the dwelling built pre 1985?
 You can claim Plant Allowances

You are probably missing \$Thousands in claimable Taxation Allowances – Contact us Now to order your Tax Depreciation Schedule!

Thinking of Buying or Selling? Or looking for a good Property Manager?

Why not talk to the people that cared enough to send you this helpful information assisting to save you Thousands!!!

Words of Wisdom:

“Winners Take Action!”

Hows this for Claimables???



3 Year old dwelling, 4 bedrooms, 2 bathrooms, tax claimable in first 5 years alone \$23,386, and for the life of the property \$153,901.