

With the cost of borrowing having risen, NOW is the time to review the performance of your investments. Mr Tony Wall, from Residep, Tax Depreciation Specialists, reminds us to take action now and ensure our investment is performing to it's maximum. "Get the cash flow you deserve which is rent return and depreciation allowances as tax deductions".

Mr Tony Wall agrees with world famous investor, Robert T. Kiyosaki, who ranks his top two reasons for buying real estate as #1 Income (cash flow) and #2 Depreciation Allowances (phantom cash flow) (as stated in his latest book, 'Why We Want You to be Rich', co-authored with Donald Trump).

Let Residep assist you to maximise your returns.

## 4 OPTIONS TO MAXIMISE RETURNS!

Are you maximising your claimables for Tax Depreciation?

### 1. Recent Purchase



Investors consider getting a Tax Depreciation Schedule for a recent purchase – GREAT! The property can be a new or old – claimables exist for up to 40 years.

### 2. Renovations and Extensions on your Existing Property

If renovations and extensions have been done recently on a property already owned, these can be analysed and formatted into our 12 page report. Our report showing a summary of the year by year claims to be readily useable by your accountant. We have analysed renovations from \$6,000 to a recent renovation of just over \$400,000. (Remembering Division 40 items are depreciating at various rates from 16.67% to 100%, as well as the building allowance at 2.5% this resulted in claimables of \$58,000 in the first full 5 years).

### 3. Renovations and Extensions previously done on your Recent Purchase

Remember to consider any renovations or extensions done since 1985. These are claimables and are shown in the same report. Our physical inspection ensures you get the claimables you are entitled to. We recently assessed a 1930's home which has sold, it had over \$280,000 worth of recent extensions and renovations which are claimable resulting in more than \$48,000 of claimables in the first 5 years!! Nice bonus!!

### 4. Constructing?

If you have built a new home, factory, office or retail shops let us inspect to ensure we record all your claimables at the appropriate rates to ensure your maximum claimables. The majority of your claims are in the first 5 years and this can be of most benefit to you in these initial stages of your investment, while getting the ongoing benefits for 40 years.

Do you own a

Warehouse Retail shop, office or Commercial property?

We also do commercial depreciation schedules as well!



### RESIDENTIAL CHECKLIST

Please complete this checklist to indicate if you are likely to receive taxation depreciation on your residential property.

1. Do you own a Residential Investment Property  
*If yes, then read on.....*
2. Have You Purchased this property in the past 5 years?  
Not a prerequisite, however maximises claim if yes.
3. Was it built after 1985 or had extensions completed since 1985?

*After 1985, eligible for Building Allowances  
Before 1985, ineligible for Building Allowances but  
you can claim for "plant items"(See Q 4-10)*

Does the Property have...

- |  |                      |
|--|----------------------|
| 4. Carpet / Vinyl                              | 7. Curtains / Blinds |
| 5. Ceiling Fans                                | 8. Air-Conditioning  |
| 6. Stove                                       | 9. Hot Water System  |
| 10. Was the property purchased with furniture? |                      |

If you answered YES to Q1, 2, 3 and any of 4-10, We guarantee your claimable amount in the first year alone will exceed that of the cost of the report—**or else We won't charge You!**

### HOW'S THIS FOR CLAIMABLES...



1 year old dwelling, tax claimable in first 5 years alone \$57,631 and for the life of the property \$321,158.