

4 OPTIONS TO MAXIMISE RETURNS!

Are you maximising your claimables for Tax Depreciation?

Recent Purchase



Investors consider getting a Tax Depreciation Schedule for a recent purchase – Great! The property can be new or old – claimables exist.

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 had 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!!

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).

Constructing?

If you have built a new home, 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.

HOWS 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.

Hot Financial Deal of the Week:

97% Finance
 No-ongoing fees
 No establishment fees
 7.54% variable rate*

*Terms and conditions apply
 To approved applicants

Source:

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Inspirational Quote of the Week

"Success is the good fortune that comes from aspiration, desperation, perspiration and inspiration."

Evan Esar

Do you own a
 Warehouse
 Retail shop, office or
 Commercial property?

We also do commercial depreciation schedules as well!

Sales Statistics for Your Suburb at a Glance:

CLAYFIELD: Sales

	2 nd Quarter 2007	3 rd Quarter 2007
Price Range	\$135,000-\$2,000,000	\$226,400-\$1,300,000
Average	\$497,316	\$606,248
Median	\$390,000	\$380,000
# of Sales	133	78

WEST END: Sales

	2 nd Quarter 2007	3 rd Quarter 2007
Price Range	\$258,000-\$3,250,000	\$175,000-\$3,300,000
Average	\$697,464	\$796,773
Median	\$550,000	\$580,000
# of Sales	89	41





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