

September 2006

Substantial CASHFLOW maybe hidden in YOUR property...

Many Investors lose out on Thousands of Dollars by not claiming the property allowances which are rightfully theirs!!!

"Confusion can be limiting and costly for most 'Mum and Dad' investors" says Tony Wall, Principal of Residep – Residential Depreciation Specialists.

Tony Wall recommends building ongoing, working relationships with property professionals as the key to maximising success with your investment property. "You have good real estate and managing agents, a good accountant, a good tenant and the right financial structure – So why not have a professional and experienced firm like Residep prepare a detailed 'Depreciation Schedule' to help you unlock the hidden cash flow in your property" says Mr Wall.

"We inspect your property, fully detail and analyse your claimable allowances" he says.

Remove the confusion.

Property allowances are legitimate to claim.

"Let us help You!" says Mr Wall.

Most investment properties can claim some form of taxation allowance no matter how old.

The tax deductible cost of the report is generally recovered in the first year of the tax return.

How This for Claimables...

New dwelling in *Carseldine*, 4 bedroom, 2 bathroom tax claimable in first 5 years alone \$21,148, and for the life of the property \$161,662.

45 year old dwelling in *Ipswich*, 3 bedrooms, 1 bathroom tax claimable in first 5 years alone \$5610 and for the life of the property \$10,984.

QUOTE OF THE WEEK:

"One of the great things about books...

...is sometimes they have some fantastic pictures"

President George W. Bush

Equity Market Week Ending 1.9.06

Indices	Mvnt	Close
S&P/ASX200	2.56%	5,115.4
S&P/ASX200 Industrials	3.09%	7,791.1
S&P/ASX200 Resources	0.68%	4,108.9
Dow Jones	.068%	11,381.2
S&P 500	.060%	1,303.8
NASDAQ	2.18%	2,183.8
FTSE 100	0.63%	5,906.1
Hang Seng	3.02%	17,392.3
Nikkei	1.13%	16,140.8

Currencies

AUD/USD	-0.04%	0.7613
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Source: *Macquarie Equities*

Hot Financial Deal of the Week:

Investment Loans at 7.16% (variable)* to 95% lend
\$150 total fees (no ongoing costs)

*Comparison rate

Source: joanne@pinnaclefinance.com.au

Inspirational Thought:

**"Success is 10% Inspiration
and 90% Perspiration"**

Sales Statistics for Your Suburb at a Glance:

TAIGUM: House Sales

	1 st Quarter 2005	1 st Quarter 2006
Price Range	\$260,000-\$515,000	\$255,000-\$480,000
Average	\$343,626	\$349,864
Median	\$335,000	\$336,000
# of Sales	17	11

KENMORE: House Sales

	1 st Quarter 2005	1 st Quarter 2006
Price Range	\$195,000-\$2,050,000	\$207,500-\$1,070,000
Average	\$429,250	\$426,694
Median	\$367,500	\$380,000
# of Sales	50	54

NEWSTEAD: Unit Sales

	1 st Quarter 2005	1 st Quarter 2006
Price Range	\$207,000-\$1,235,000	\$50,000-\$3,000,000
Average	\$443,241	\$472,872
Median	\$400,000	\$385,000
# of Sales	71	86

Source: *Analysed RP Data Information*