

# Property Investor Report



## PROPERTY INVESTORS ENCOURAGED TO REAP TAX BENEFITS

Property managers are offering clients more diverse and sophisticated services to help them reap the benefits of their property investments, according to Pamela Watts, the Queensland Inspections Coordinator with tax depreciation specialists, DEPPRO.

“More than 20 per cent of tax depreciation reports prepared by DEPPRO in Brisbane and nationwide are the direct result of property managers contacting our company on behalf of their clients,” Ms Watts said.

A good property manager will provide a range of quality services to ensure that the landlord achieves the maximum benefits from the property investment, such as tax depreciation.”

Ms Watts said by getting a depreciation report, investors could get thousands of dollars in tax benefits each year, which they could use as cash flow to help service their existing investment mortgage or to produce additional investment properties.

“Property investors are saving thousands of dollars by taking advantage of this important service, especially when undertaking a renovation of their property,” she said.

“For example, many property investors don’t know that by throwing out old carpet before a depreciation report is completed, property investors can be throwing hundreds of dollars away.”

However, many landlords are still not aware of the tax benefits offered by completing a tax depreciation report for their investment property. It is currently estimated that only one in five residential investors make use of the tax depreciation entitlements that are available to them.

“In particular, a large number of investors do not realise that tax benefits obtained through depreciation can be equivalent to 60 per cent of the total purchase price of the property.

“A typical property investor can achieve more than \$5000 each year in possible tax benefits through tax depreciation, even through a once-off tax depreciation report can cost below \$600.”

To find out more about the benefits of having a depreciation report completed on your investment property or to order your report now visit [www.deppro.com](http://www.deppro.com) or call 1300 888 489.

### Need to organize a valuation on your Property?

Enlisting the services of a Tax Depreciation specialist is just one reason why a Valuer may require access to your property. Another reason might be that you are refinancing and your bank orders a valuation on your investment property.

So that we may assist the Valuers more effectively, we ask that you assist us by following these simple steps:

1. Please contact Jennifer our office administrator (preferably via email) so that she can expect to be contacted by the Valuer—otherwise we will be unable to assist the Valuer for privacy reasons.
2. Please then ask your Valuer to contact Jennifer as she will be the one to organise the inspection with the tenant.

Jennifer’s contact details:  
**admin@solutionsproperty.com.au**  
**Ph: (07) 3888 0098**

*Laura Valenti*  
Solutions Property Management

## Leased in March



ADDRESS	DETAILS	RENT	
Burns Pde, Kallangur	Brand New 2-bed duplex, A/C	\$280	(new listing)
Bolte Cres, Kallangur	2-bed duplex, A/C, carport	\$280	(same)
Breeze Ct, Caboolture	4-bed house, A/C, SLUG	\$300	(same)
Adrian St, Caboolture	4-bed house, ensuite, A/C, DLUG	\$315	(\$5 decr)
Male Rd, Caboolture	Brand New 4-bed, ensuite, A/C	\$320	(new listing)
Westminster Rd, Bellmere	4-bed house, ensuite, A/C DLUG	\$325	(\$5 decr)
Pitkin Ave, Bellmere	4-bed house, ensuite, A/C DLUG	\$325	(\$5 incr)
Burns Pde, Kallangur	Brand New 3-bed duplex ensuite A/C	\$330	(New listing)
Braheem St, Morayfield	4-bed house, ensuite, A/C, DLUG	\$330	(same)
Lloyd St, Caboolture	4-bed house, ensuite, A/C, DLUG	\$340	(New listing)
Seabiscuit Cres, Kallangur	3-bed duplex, ensuite, A/C DLUG	\$350	(\$10 incr)
Lennon Bvd, Narangba	4-bed house, ensuite, A/C DLUG	\$380	(\$5 incr)
Kurrajong Dve, Warner	4-bed house, ensuite, A/C DLUG	\$395	(\$5 incr)

### Calendar Dates for April



#### Disbursements

Mid Month-  
Wed 14th Apr

End of Month-  
Fri 30th Apr

#### Office Holidays

Easter  
Fri 2nd Apr-  
Mon 5th Apr



Happy and Safe Easter to All!

From The Solutions Team  
Norma, Carla, Jennifer, David and Laura.



## For Sale—Reduced to \$299,950 !!!

### Perfect Investment

Priced right for a good rental return, this modern townhouse is just 2 years old and features:

- 3 large bedrooms
- Ensuite plus 3rd toilet downstairs
- Modern kitchen with dishwasher
- SLUG with remote
- Split-system air-con
- Security screens throughout
- Courtyard with covered back patio
- Common area with BBQ

Ideal location—walk to supermarkets and bus, and just a 5 min drive to train, sports fields, schools, Day Care, and the Highway.



Contact: Cliff Fleming on 0403 030 969  
BOSS EXPRESS Real Estate  
cliff@bossexpress.com.au