

There are 40% more tax deductions available for brand new investment properties.

**MORE TAX DEDUCTIONS = LESS TAX TO PAY**

## BASIC CONCEPT OF DEPRECIATION

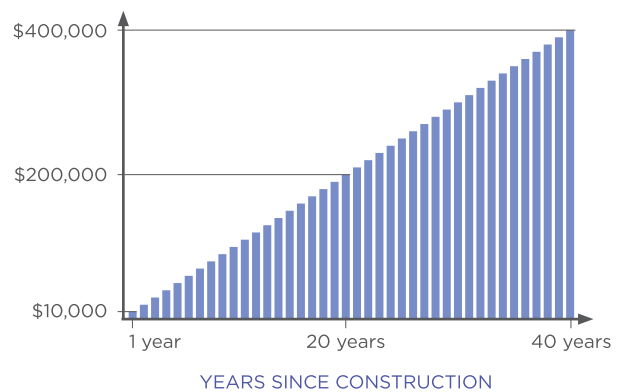
(CAPITAL WORKS: DIVISION 43)

Property investors are in the business of making money, and as with every business the Australian Taxation Office allows you to claim depreciation as a tax deduction.

Depreciation is the accounting method used for calculating the loss in value of a building and its fixtures & fittings as the property gets older.

With a Tax Depreciation Schedule, you can claim that loss on rental properties as a deduction in your tax return every year until the cost of the asset is fully written off.

EXAMPLE DEPRECIATION



Construction Cost: \$400,000      Depreciation per year: \$10,000

## ESTIMATED TAX DEDUCTIONS

Here are some examples of the tax deductions available to the stunning Name apartments by COMPANY;

2x2	Year 1	Year 2	Year 3	Year 4	Year 5	Total Deductions	Tax Savings @ 37%
Construction Cost	\$7,796	\$7,796	\$7,796	\$7,796	\$7,796	\$38,980	\$14,422
P & E*	\$6,686	\$6,186	\$4,869	\$3,618	\$2,908	\$24,267	\$8,978
Total Deductions	\$14,455	\$13,955	\$12,665	\$11,414	\$10,704	\$63,247	\$23,401
Tax Savings @ 37%	\$5,348	\$5,163	\$4,686	\$4,223	\$3,960		

\*DEDUCTIONS FOR PLANT & EQUIPMENT ARE ONLY AVAILABLE WHEN BUYING A BRAND NEW PROPERTY

Your Logo Here



Investing in a **brand new apartment** now has more tax advantages than buying an established property.



Anyone who buys a second-hand property for investment purposes will no longer be able to claim depreciation on the Plant & Equipment (fixtures & fittings) for that property. Brand new properties, existing owners, commercial premises and plant & equipment purchased by the investor are exempt.

By estimating the value of each item, the investor can claim **\$1,684** in this kitchen in the first full year alone. But depreciation isn't just limited to the kitchen, it applies to every room of the house plus the outside areas. For new strata properties, your portion of the common areas can also be claimed including pools, gyms and car parks.

Having a Tax Depreciation Schedule helps increase your tax return and generate additional cash flow that can be used to help finance your next investment!

**TO ORDER YOUR TAX DEPRECIATION SCHEDULE, CONTACT ASSET REPORTS TODAY!**



Tax agent  
25945952

**1800 4 REPORTS**

[www.assetreports.com.au](http://www.assetreports.com.au)

[qs@assetreports.com.au](mailto:qs@assetreports.com.au)

  
**assetreports**