



## STRAIGHT TALK

PROPERTY INVESTOR /OWNER NEWSLETTER

December 2015

### Finding Out What Your Investment Property is Worth



We are regularly asked by our investor clients what their investment property is worth. In such instances we refer you to a member of our sales team.

We do this to get a more qualified opinion from someone who specialises in the sale and marketing of investment properties in the area. A member of our sales team who has a more thorough knowledge of current sales values and market trends than your property manager.

Whilst your property manager works within the real estate industry, their field of expertise is in the management of investment properties and they do not have a detailed knowledge of the sales marketplace. Likewise, a sales person does not possess the market knowledge to give qualified advice on the state of the rental market.

Naturally we are pleased to provide you with a market assessment should you wish to have a refreshed evaluation of the value of your investment property.

### What We Have Rented in the Past Month

Once again, we have had a very busy month in November and have leased the following properties:

- Elizabeth Vale ..... 3BR Semi - \$200 per week
- Andrews Farm ..... 3BR House - \$390 per week
- Elizabeth Grove ..... 3BR Semi - \$200 per week
- Munno Para West .... 4BR House - \$340 per week
- Munno Para .... 2BR Town House - \$275 per week
- Munno Para ... 2BR Town House - \$265 per week
- Elizabeth North ..... 4 BR House - \$295 per week
- Smithfield ..... 3 BR House - \$265 per week
- Gawler East ..... 3BR House - \$295 per week
- Woodville ..... 2BR Unit - \$260 per week

***Please contact our office or visit our website at [kevinhodges.com.au](http://kevinhodges.com.au) to find out how we can help you with your investment property.***



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# Don't forget to send us those Water Bills!



One of the better changes in recent years to residential Tenancies in South Australia is the ability to charge Tenants for both Water Supply and Water usage.

In previous times, owners could only get some of the usage covered, but not the Supply Charge. This has given much help to owners.

However, as your Managing Agents, we cannot charge the Tenant without having the actual SA Water account on hand.

In fact, without this important document, Tenants can get out of paying the bill all together!

Many of our owners get us to pay these direct and we receive invoices from SA Water.

If however, you are still paying your own accounts, please don't forget to send them in to us (a copy is fine), so we can claim back from your Tenant.

## 5 Depreciation Points Every Property Investor Should Know (part 1)

Properties which generate income for their owners are eligible for significant taxation benefits.

Despite this fact, according to the Chief Executive Officer of BMT Tax Depreciation Bradley Beer, 80% of property investors are failing to maximise deductions from property depreciation and are therefore missing out on thousands of dollars in their pockets.

"Property investors often assume they are ineligible or that it is not worthwhile to claim depreciation because they believe their property is too old or they have not owned the property long enough. The reality is, it is worthwhile making a claim on any property," said Bradley.

"Requesting a tax depreciation schedule which outlines what claims are available for a property owner can make a significant difference. For many investors, depreciation can be the difference between a property which has a negative cash flow and turning the property into a positively geared asset. On average, most investors can claim between \$5,000 and \$10,000 in deductions in the first full year for any residential investment property," said Bradley.

This is no small amount, so for any investors wondering what property depreciation is, why to claim it, and how to go about making a claim, the following points will answer some of the most common questions asked by property investors.

Part Two of this 'must read' article for every property investor coming in January 2016!

**Article supplied by: BMT Tax Depreciation.**

**Bradley Beer (B. Con. Mgt, AAIQS, MRICS) is the Chief Executive Officer of BMT Tax Depreciation.**

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