



STRAIGHT TALK

PROPERTY INVESTOR /OWNER NEWSLETTER

February 2016

New Innovation for Our Clients

We love to be on the cutting edge of technology so that we can always offer you the very best service and just this week we are very proud to have announced our latest innovation!

We have installed the necessary technology that enables our Landlords to log into our web site and view their contact information, property details, Property Manager's details and download Monthly and Annual Statements all in one easy to access location.

Each client has a unique and confidential user name and password and we provide this extra service at no extra charge.

If you have your login details, all you need to do is go to: kevinhodes.com.au and click the Landlord Login tab. If you would like to know more about accessing this complimentary service, please contact our office or visit our web site.

We have hit the new year running!

Demand for rental properties in January has been very strong. We have successfully leased the following properties:

Elizabeth Park	3BR House - \$310 per week
Munno Para West	3BR House - \$300 per week
Elizabeth North	3BR House - \$300 per week
Elizabeth North	3BR Semi - \$220 per week
Andrews Farm	3BR House - \$315 per week
Mawson Lakes	3BR House - \$380per week
Kilkenny	3BR House - \$430 per week
MacDonald Park	3 BR House - \$420 per week
Blakeview	3BR House - \$265 per week

Please contact our office or visit our website at kevinhodes.com.au to find out how we can help you with your investment property.



[/KevinHodgesResidentialPropertyInvestment](https://www.facebook.com/KevinHodgesResidentialPropertyInvestment)



[/KevinHodgesProp](https://twitter.com/KevinHodgesProp)

28 Anderson Walk
Smithfield SA 5114
08 8254 3777
kevinhodes.com.au

Creating Equity Workshop



Would you like to know how to manufacture equity with your property investing?

Do you want to grow your rental investment portfolio?

I am very pleased to invite you to attend a FREE workshop we are sponsoring being conducted here in Adelaide on Tuesday February 16th and presented by Jeremy Allen.

Jeremy has a great story to tell of how he stumbled into property investing and particularly how to create more equity through wise investment purchases and adding value.

For more information or to book your seat, visit the website below:

<http://www.equitycreators.com.au/kh>

Jeremy will be teaching us how to:

- **Create 9%-13% yields ... ANYWHERE**
- **Create a profit of 20% in 12 months**
- **Create a strategy that suits "YOU"**
- **Create a debt reduction strategy while growing your portfolio**
- **ALL WITHOUT THE USE OF "THE MARKET"**

The Workshop is free of charge.

I look forward to seeing you there!

5 Depreciation Points Every Property Investor Should Know (part 3)

4. Claim depreciation for renovations

It is essential to contact a specialist Quantity Surveyor and request a site inspection of the property. Additional deductions may be available for any capital improvements undertaken.

Often renovations completed by a previous owner of the property may not be obvious. A site inspection will allow a Quantity Surveyor to discover any work that has been completed, including non-visible assets like plumbing, water proofing and electrical wiring. The Quantity Surveyor will then estimate the deductions available from any assets or structural additions that have been made within the qualifying dates and calculate the depreciation accordingly.

5. Use a qualified professional

Quantity Surveyors are qualified under the tax ruling 97/25 to estimate construction costs for depreciation purposes and are one of a few select professionals who specialise in providing depreciation schedules. They are affiliated with industry regulating bodies and gain access to the latest information and resources through their accreditations. BMT Tax Depreciation are accredited members of the Australian Institute of Quantity Surveyors (AIQS), The Royal Institute of Chartered Surveyors (RICS) and The Auctioneers & Valuers Association of Australia (AVAA).

Property owners who would like a free over the phone assessment of the available deductions they can claim should contact BMT Tax Depreciation on 1300 728 726.

Article provided by BMT Tax Depreciation.