



STRAIGHT TALK

PROPERTY INVESTOR / OWNER NEWSLETTER

May 2015

What's Making News at KHRE This Month?

End of Financial Year Looming

Well, the End of the Financial Year is only two months away!

Now is the time to review your property investment to ensure that you have got all your financial documentation in order such as all rental statements and invoices for expenses.

It is also a wise time to be undertaking preventative repairs and maintenance to your property, not only to improve the amenity of the property but also to maximise the tax deductions that you can achieve.

Have you invested in a tax depreciation schedule which could save you thousands of dollars a year in tax deductions? Please call your property manager who can arrange this for you.

The last quarter of the financial year is also a good time to review the insurances on your property. Are they adequate and do they offer a full array of Landlord Protection Insurance features to protect you and your investment? Once again, your property manager is pleased to arrange a quote for you.

By getting your paperwork in order now and doing some reviews as outlined, you can save tax dollars for this financial year rather than leaving it to the last minute and then having to wait another year to get the benefit.

What We Have Rented in the Past Month

We have had a very busy month and have successfully leased the following properties in April:

Henley Beach	1BR Unit - \$375 per week
Elizabeth East	3-4BR House - \$285 per week
Elizabeth Park	3BR House - \$235 per week
Elizabeth Park	3BR Semi - \$220 per week
Hillbank	3BR House - \$320 per week
Salisbury Downs	2BR Unit - \$280 per week

Please contact our office to find out how we can help you with your investment property.



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Lessons from my Grandkids

Gotta love those forward-thinking Schools that run "Grandparents and Special Friends" days.

One of our three daughters who has a boy and a girl, sends them to a school where this is an annual event. My wife and I love attending and being shown around by the kids, as well as attending the concert they have all worked so hard to produce.

Then we get taken off to the library where lo and behold, there is a myriad of new books and stationery for the Grandparents to buy for their special little people. Our two just love reading, so we always make sure we have some money with us to get what they ask for.

The joy on their faces is a delight to behold. Then when we visit, they love telling us what they have read and how much they enjoy reading.

The moral of the story: Never lose sight of the really important things in life!



Where do I find good real estate investment advice?



We are often asked by our investor clients about the information that is provided by the myriad of real estate TV programs and magazine articles.

Firstly, it's timely that property investment is getting the media attention that it deserves, however, the information provided must not be taken as gospel. As with any investment, the investor must gather as much information as possible, do their own homework and more importantly, seek the advice of their property manager. After all, what is shown on TV is generic in nature and may not be applicable to the market in which your property is located.

Your Property Manager is well equipped to give you market comparisons, inform you of the true market conditions within your locality and is happy to discuss property investment related items in the media with you to assist you with your investment.

DISCLAIMER: This is not advice. Clients should not act exclusively on the basis of the information contained in this newsletter. Items herein are general information only and do not constitute or portray advice as such. The newsletter has been supplied to you to assist our clients with general information about property management. Every effort is made to ensure the contents are accurate at the time of issue. We take no responsibility for any subsequent action that may arise from the use of this newsletter.