

Tax depreciation for property professionals

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Residential claims in **20-21 financial year**

- Overall average \$8,942
- Properties affected by 2017 legislation changes claim on average \$5,722

Requested schedule types			
Property description	Construction dates	Percentage of total	Average first full year deduction
Old	Pre –1987	10.0%	\$4,705
	1987 - 2002	10.8%	\$4,809
	2003 - 2012	13.2%	\$6,326
Fairly new	2013 – 2018	19.2%	\$7,207
Brand-new	2019 – 2021	46.8%	\$11,342

The depreciation deductions in this table have been calculated using the diminishing value method

Use depreciation to drive more sales

Depreciation is usually the second largest deduction for investors and is crucial for their cash flow calculations

- **Free depreciation estimates** for your listings
 - Take to open houses
 - Email to potential investor buyers
 - Add to your sales information
- **BMT Tax Depreciation Calculator online**

BMT Tax Depreciation
QUANTITY SURVEYORS








Claim thousands through property depreciation

First full financial year depreciation estimate for 12 John Street, SUBURB, STATE, 2000	
Minimum	Maximum
\$8,500	\$10,500

What is depreciation?

Depreciation is the wear and tear of buildings and assets over time. The Australian Taxation Office allows owners of income-producing properties to claim this depreciation as a tax deduction.

Maximise your cash flow with BMT

-  Most investment properties both new and old, have depreciation available
-  BMT work with your accountant to maximise your deductions
-  BMT found clients an average of almost \$9,000 in first full financial year deductions last financial year
-  Your one-off schedule fee is 100 per cent tax deductible and lasts a lifetime
-  Claim back missed dollars by adjusting previous tax returns
-  Register for MyBMT to manage your depreciation and investment property with ease
-  BMT guarantee to find double their fee in deductions in the first full financial year claim or there will be no charge for their services

New to Rent

- BMT will **identify new rental listings**
- Receive a **tailored depreciation estimate** for each property
- Sent via email so you can **forward to your landlords**
- Establish a **point of difference** while adding value to your service
- **Encourage new** rental listings



Your depreciation estimate
2 Smith-Dorrien Street,
Netherby SA 5062

BMT Tax Depreciation have conducted some initial research and estimate that **12 Smith Street, Suburb, State, 1234** would be eligible for approximately **\$9,000 to \$12,000*** in depreciation deductions in the first full financial year of ownership.

Owning an investment property comes with many benefits, including the ability to claim depreciation deductions and reduce your taxable income.

Frequently asked questions

Doesn't my accountant look after that?

We work alongside your accountant

Isn't the property too old?

No property is too old to ask the question

What about renovations?

Scrapping – contact BMT before you start

Is it ever too late to claim depreciation?

Claim back missed dollars by adjusting previous tax returns

- Your Saved Properties
- Investment Properties
- Owner Occupied
- + Add Another Property
- ↔ Compare Properties



The essential property cash flow calculator

Compare Properties



5 Redhead Street,
REDHEAD, NSW 2290

Summary

Cash flow per week: \$27
Positively geared

Suburb comparison		
	Your property	Median
Rent	\$460	\$502
Purchase price	\$550K	\$901.3K
Rental yield	4.18%	3.73%

Suburb snapshot	
Year	Growth
Growth last year	0.74%
Growth last 2 years	0.48%



128 Gordon St,
GORDON PARK, QLD 4031

Summary

Holding costs per week: -\$127
Negatively geared

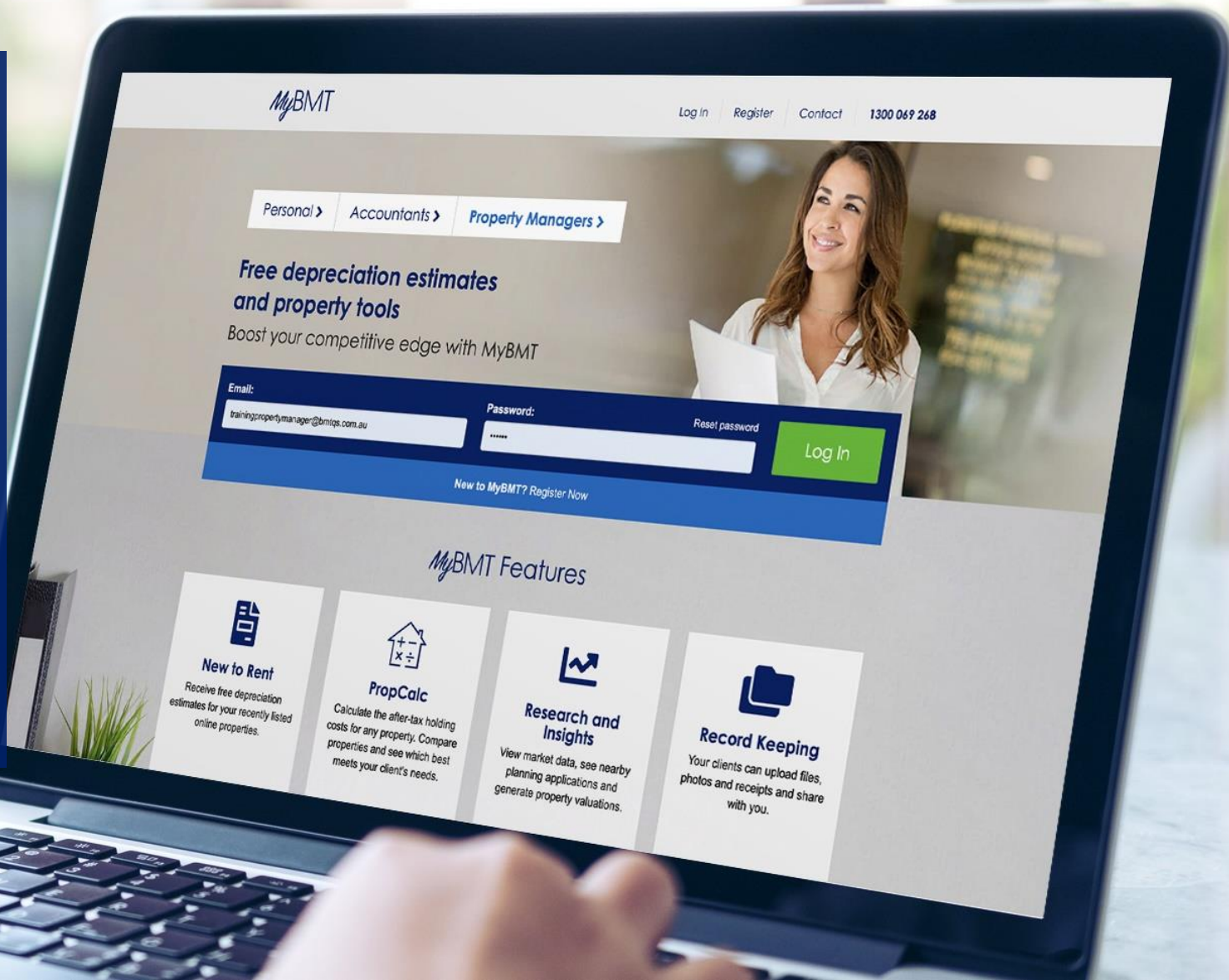
Suburb comparison		
	Your property	Median
Rent	\$450	\$524
Purchase price	\$518.7K	\$823.6K
Rental yield	4.34%	3.37%

Suburb snapshot	
Year	Growth
Growth last year	4.49%
Growth last 2 years	6.38%

PropCalc

- Calculates the true after-tax holding costs
- Compare properties side by side
- Research and insights

- **New to Rent** – free depreciation estimates
- **PropCalc** – calculate after-tax holding costs for any property
- **Landlords can track** income and expenses, upload photos and receipts
- **Market data**, nearby planning applications and valuations



The BMT difference



The one-off fee is 100% tax deductible,
and the schedule lasts a lifetime



We find residential clients an average of almost \$9,000 in first full financial year deductions



Australia-wide service
flat fee for all locations



BMT guarantee to find double our fee
in deductions in the first full financial year claim or there will be no charge for our services



We don't outsource
We use BMT specialist staff to complete all site inspections and we are accountable for each step of the process



Schedules are ATO compliant
We regularly consult with the ATO and use legislation to maximise your landlord's claim

Thank you

Contact BMT today to maximise the cash flow
from your investment property

Sydney | Parramatta | Newcastle | Brisbane | Cairns | Gold Coast
Melbourne | Adelaide | Canberra | Perth | Hobart | Darwin