

Smart property investors choose BMT Tax Depreciation

What is tax depreciation?

Depreciation is the wear and tear of a building and the plant & equipment items within it. The Australian Taxation Office (ATO) allows property investors to claim this depreciation as a deduction in their annual tax return, meaning that they pay less tax.

Depreciation facts:

- Claim an average of \$5,000 - \$10,000 in deductions in the first year
- Deductions available on old or new properties ■ BMT works with your Accountant
- Adjust previous tax returns ■ 100% tax deductible

Real deductions, real returns

The table below outlines real deductions found for our clients.

Deduction assessment				
	New unit	Old unit (1970)	New 3 BR house	Old 3 BR house (1970)
Purchase price	\$450,000	\$400,000	\$600,000	\$500,000
1st year deductions	\$12,800	\$6,900	\$11,200	\$6,000
5 years cumulative	\$55,040	\$28,980	\$48,160	\$25,200
Average annual cash return*	\$4,073	\$2,145	\$3,564	\$1,865

Significant deductions are usually available despite a property's age.
*(First five years, calculated on a 37% tax rate.)

2013_TC1

BMT makes it easy

Just contact BMT and the rest is taken care of in three easy steps.

- 1** **Property details**
Tell BMT about the property
- 2** **Site inspection**
BMT will keep you up to date as one of their professional staff members inspects your property
- 3** **Claim deductions**
Your customised depreciation schedule is delivered to you and your nominated Accountant within five to seven days of the property inspection

Special reduced fee

Order today and receive a special reduced fee of \$735 incl. GST for all **Loanbrite clients**. Usual fee \$770 incl. GST.

BMT guarantee double our fee in deductions in the first full year or there is no charge for our service.

loan**brite**

BMT Tax Depreciation
QUANTITY SURVEYORS

Application form

Tell us about you

Name	Name/s the schedule is to be made in		
Your address	State	Postcode	
Email	Phone	Home	
How did you hear about BMT			

Tell us about your investment property

Property type	<input type="checkbox"/> House	<input type="checkbox"/> Unit	<input type="checkbox"/> Other	Please specify other
Investment property address	State	Postcode		
Current ownership percentage (if co-owned) - ie. 50/50, 70/30	Details and ownership shares of other owners (if co-owned)			
Who we contact for access to the property	Contact number			

History of your investment property

Did you purchase an existing property or have one built?	<input type="checkbox"/> Purchased	<input type="checkbox"/> Built		
Have you ever lived in this property? (please provide dates)	Construction cost (if known)	Construction completion date (if known)		
Purchase price (if purchased)	Settlement date (if purchased)	Is the property let furnished?	Land value at settlement date (if known)	
Details of any additional items purchased with the sale (eg furniture packs)			Details of any renovations / additional information	

Accountant details

Accountant	Company		
Phone	Email		

Payment details

Amount (normally \$770 incl GST)	<input type="checkbox"/> Cheque or money order	<input type="checkbox"/> Mastercard	<input type="checkbox"/> Visa
\$735 (incl GST)			
Please charge my credit card, number	Signature		CCV numbers
<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>			<input type="text"/> <input type="text"/> <input type="text"/>
Name on card			Expiry date

For further information on payment options please visit bmtqs.com.au/payments or call **1300 728 726**
Email completed form to investor@bmtqs.com.au