

MAY 2016

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Meet the Team



Tiana Eketone
Property Officer/Sales Support

Tiana is our Property Officer/Sales Support and has recently moved into the Real Estate Industry within the last year. She is very eager to learn and enhance her skills and knowledge. Tiana is the director of first impressions, with an engaging and friendly personality. It is with eagerness and passion that she kicks off her real estate journey with our experienced Property Management team to encourage and teach her along the way.

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The Property Management team at Coastal Real Estate currently have quality tenants waiting for the right property.

To find out if any of these prospective tenants suit your investment property contact **4984 5155**

www.coastalrealestate.net.au

- Maximum return with minimum of stress
- Best Market Rent
- High Quality Tenants
- Experienced property management team
- Regular monitoring of your investment
- Stress free management

ARE YOU LOOKING TO LEASE YOUR INVESTMENT PROPERTY?!

Investors Special

23 Stephens Square MALLABULA
\$320,000

- Good sized bedrooms
- Newly renovated
- Plans available for extension
- Excellent double garage
- Opposite park reserve
- Short distance to water and boat ramp

To inspect phone **Brad Gregory** on **0402 684 167**

2 BED | 1 BATH | 2 GARAGE



Property of the Month

25 Diggers Drive TANILBA BAY

On offer is this surprising family home located within walking distance to the school and clear blue waterways of the bay. Spread over 2 fabulous levels, downstairs offers 2 bedrooms with built-ins and a second bathroom and laundry. Outside is a huge under-cover alfresco area. The upper level has a spacious feel with open plan lounge, dining with R/C air conditioning and fans, which opens out through French doors onto the front deck and the large rear deck for all your entertaining. There are floating timber floors and a good size kitchen for the chef in the family. The huge main bedroom has his & her robes and ceiling fan. Enter your own oasis in the backyard, with a resort style in ground saltwater pool. There is a large storage shed/teenage retreat that has been lined and perfect for the office, overlooking the pool. There is a large garage attached to the home with



3 BED | 2 BATH | 1 GARAGE

internal access and drive through access to the rear yard. The level block of land has rear access to the adjacent landscaped reserve, a place where you and the kids and animals can play and relax without the maintenance. What a location. What a price. Enjoy your new coastal sea change.

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END OF FINANCIAL YEAR WHAT CAN YOU CLAIM?

You can generally claim an immediate deduction (that is, against your current year's income) for your expenses related to the management and maintenance of the property, including interest on loans. If your property is negatively geared you may be able to deduct the full amount of rental expenses against your rental and other income, such as salary and wages and business income. To claim deductions for expenses your property must include a dwelling that is rented or available for rent – for example, advertised for rent. If you're building a rental dwelling you can claim deductions for the land while you are building.

DEDUCTIBLE EXPENSES

Expenses for which you may be entitled to claim an immediate deduction include: Advertising for tenants, body corporate fees and charges, council rates, water charges, land tax, cleaning, gardening and lawn mowing, pest control, insurance (building, contents, public liability), interest expenses, property agent's fees and commission, repairs and maintenance, travel undertaken to inspect the property, to collect the rent or for maintenance. The following expenses for your rental property may be deducted over a number of income years: Borrowing expenses (not including interest, which can be deducted immediately), depreciation (decline in value of depreciating assets such as carpet, furniture and appliances) and capital works expenditure.

LANDLORD PROTECTION INSURANCE REMINDER

Landlord Protection Insurance is designed to protect property investors from the unexpected. Tenants failing to pay rent, accidental and malicious damage as well as many other benefits. Each insurance company has different terms and conditions so be sure that you choose a policy that provides the greatest cover. Often Landlord Protection Insurance cover offered by banks can have limited inclusions

Have you got your Tax Depreciation Report?

Every investment property owner needs a capital allowance and tax depreciation report. As a building gets older and items within it wear out, they depreciate in value. The ATO allows property investors to claim a deduction related to the building, plant and equipment items contained within it.

Any landlord can claim depreciation. This deduction essentially reduces your taxable income. There are usually thousands of dollars to be claimed in depreciation deductions on any investment property. Benefits for investors claiming tax depreciation include:

1. More money in your pocket at tax time.
2. You can adjust your previous tax returns—get your money back from the ATO
3. The fee for a tax depreciation report is 100% tax deductible

With End of Financial Year fast approaching, ask how you can get yourself a report.