

Congratulations on your recent Mantra Group purchase – and we've got more good news!

As an investor at Mantra Group, you're now eligible for a tax depreciation schedule at an exclusive rate. Because of our involvement with the development, Napier & Blakeley, market leaders in property consultancy and taxation, are able to offer you a fully detailed depreciation schedule on your investment property at a reduced rate of \$450 + GST – which is 100% tax deductible. To take advantage of this reduced rate, please complete the below quote form and return.

What is property depreciation?

Tax depreciation (or 'property allowances') are deductions often overlooked by owners and advisors. They can reduce your taxable income, slash your tax bill and put more cash in your pocket.

Deductions are based on two allowances:

1. Depreciating Assets: Capital Allowances (Division 40)

These are items that lose value more quickly – such as carpet, lifts, and white goods. Many owners can claim from 5–20% of the property's purchase price as depreciated assets.

2. Building Allowances: Capital Works (Division 43)

Depending on when your property was built, you may be eligible to claim a deduction for part of the original construction or refurbishment costs.

How much can I claim?

This depends on a number of factors, including purchase date, the property type and your financial situation. We find many real estate investors have been missing out on deductions – and the extra cash.

The tables provide a general estimate of the depreciation deductions on a property and how much you might be eligible to claim.



Typical Analysis

Example - 2 Bedroom Apartment

Property Income		\$480 pw	\$24,960
Annual Estimate Costs			Annually
	Management Fees		\$1,250
	Insurance		\$450
	Rates		\$1,450
	Body Corporate		\$1,950
SUB TOTAL			\$5,250
Estimate Interest Cost	First Year		\$30,450
Total Investment Expense (Estimate only)			\$35,700

Estimate based on 37% Tax Bracket

	No Investment	Without Depreciation	With Depreciation
Personal Income	\$120,000	\$120,000	\$120,000
Property Income		\$24,960	\$24,960
Taxable Income	\$120,000	\$144,960	\$144,960
Investment Expenses		\$35,700	\$35,700
1st Year Depreciation			\$12,400
Taxable Income	\$120,000	\$109,260	\$96,810
Tax Due	\$32,347	\$28,373	\$23,766
Cash Savings			\$4,607

Apartment Purchased 2015

Year	Division 40 Allowances	Division 43 Deductions	Annual Total
1	\$6,900	\$5,500	\$12,400
2	\$7,100	\$5,500	\$12,600
3	\$5,600	\$5,500	\$11,100
4	\$4,500	\$5,500	\$10,000
5	\$3,700	\$5,500	\$9,200
6+	\$27,500	\$193,000	\$220,500
Total Depreciation		\$55,300	\$275,800

These figures are of a general nature and should not be applied or acted upon unless supported by our specialised advice. The above rates do not include the Medicare Levy. They must not be used for taxation purposes in this form. Division 43 Allowances are calculated on the PRIME COST METHOD. A claim will be dependant on the purchaser's tax position.

Request your property depreciation schedule

Contact details

Name:

Address:

Phone No: ()

Email:

Property Information: Mantra Properties - Australia Wide

Property Address:

Purchase Price:

Date of Settlement:

Property Type (please tick): Apartment Other

Property Size (please tick): 1 bedroom 2 bedroom 3 bedroom 4+ bedroom

Land Value:

Construction Cost (if known):

Stamp Duty paid on transfer of land:

Legal fees paid associated with purchase:

Name of Vendor:

Do you have floor plans for your property (please tick): Yes No Soft Copy Hard Copy

Do you have a valuation report for your property (please tick): Yes No Soft Copy Hard Copy

Please note: Our assessment excludes post-settlement improvements (eg. Fit outs & Loose furniture's). Please contact us if you require this additional service

Property Manager:

Contact Manager:

Authorisation for Credit Card Payment: (Should you wish to pay via another method please contact us)

Amount authorised to charge on card: \$495 (incl gst)*

Card Type: Mastercard / VISA

Name on card:

Card Number:

Cardholder's Signature:

Expiry Date: / CCV:

Name to appear on tax invoice:

Cardholders Contact No: ()

Date:

As a purchaser of a Mantra Group property Napier & Blakeley are pleased to offer you a discounted fee of \$450 + GST on a fully detailed depreciation schedule on your investment property as part of our involvement in the development.

The detailed depreciation schedule is suitable for use in compiling deductions for your tax return to the Australian Tax Office.

All depreciation schedules are completed on a pre paid basis. Please complete and return this document via the submission details below. Schedules are issued electronically. Should you require a hard copy further fee's will apply. Please contact us should you require this.

* Please note that when providing credit card details we will consider the job as prepaid and charge the card on receipt of details.

Offer valid 30 days from date of settlement. Deduction of our fee does not signify completion of the report and normal processing times will apply.

Submission Details

Please complete this form and forward to Kath Hempill at Napier & Blakeley (Brisbane office) via any of the following methods:

Email: khempill@napierblakeley.com Phone: 07 3221 8255 Fax: 07 3229 2340 Post: Level 7, 120 Edward Street Brisbane 4000



COST ■ RISK ■ RETURN

Kath Hempill
khempill@napierblakeley.com

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Property Depreciation
market leaders since 1985

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