

# SELL FASTER

## FREE Property Depreciation Estimates

- Depreciation **increases the affordability** of your project to investors
- Every depreciation deduction available to an investor **increases their cash flow**
- BMT Tax Depreciation are specialists in the field of property tax depreciation and use their expertise to **maximise depreciation deductions** for investors

Depreciation is the wear and tear of a building and the plant and equipment items within it that the Australian Taxation Office allows investors to claim as a tax deduction. It is a non-cash deduction, meaning that investors do not need to spend any money to be able to claim it.

### Real deductions, real returns

The table below outlines real deductions found for BMT's clients.

BMT deduction assessment				
	Purchase price	1st year deductions	5 years cumulative	Average annual cash return*
Studio	\$400,000	\$9,483	\$35,561	\$2,632
1 BR	\$450,000	\$12,825	\$48,094	\$3,559
2 BR	\$500,000	\$14,850	\$55,688	\$4,121
3 BR	\$800,000	\$20,250	\$75,938	\$5,619

\*First five years, calculated on a 37% tax rate

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# Depreciation Estimates

A valuable tool to help you sell faster

BMT Tax Depreciation provides complimentary tax depreciation estimates as a tool for property developers to use when selling their project. These estimates show potential buyers the likely depreciation deductions their investment could receive.

## BMT Estimates benefit you



A depreciation estimate can be completed at any time, even prior to commencement of construction.



The estimate lists the potential depreciation deductions available for a particular property.



Depreciation estimates can be completed for the full range of design types within the development.



The estimate can be used to help promote a development in the marketing stage.



Providing your selling agent with a depreciation estimate can facilitate them in targeting property investors.



Including depreciation deductions in development marketing material will make the property more attractive and affordable to investors.

Contact BMT Tax Depreciation on **1300 728 726** or visit the Developers Page at [bmtqs.com.au/developers](http://bmtqs.com.au/developers) today to request a depreciation estimate for your project.

## Depreciation check list:

To organise your free depreciation estimate simply supply BMT Tax Depreciation with:

- Purchase price list
- Copy of the strata plan (or draft)
- Schedule of finishes/list of inclusions
- Any associated marketing material
- Basic floor plans

## Enquiry form

Contact us or complete the form below:

- Call us on **1300 728 726**
- Fax form back to **1300 728 721**
- Email [info@bmtqs.com.au](mailto:info@bmtqs.com.au)

Name:.....

Phone:.....

Email:.....

Development address:.....

**BMT** Tax Depreciation  
QUANTITY SURVEYORS



## Depreciation estimates, a valuable tool:

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- The estimate lists the potential depreciation deductions available for a particular property.
- Depreciation estimates can be completed for the full range of design types within the development.
- The estimate can be used to help promote a development in the marketing stage.
- Providing your selling agent with a depreciation estimate can facilitate them in targeting property investors.
- Including depreciation deductions in development marketing material will make the property more attractive and affordable to investors.