

47 MORRISBY STREET, GEEBUNG – UNITS 4 (TYPICAL)

DEPRECIATION AND ALLOWANCES - ESTIMATED DEDUCTIONS AFTER PURCHASE

Developing and applying our expertise since 1985 allows us to estimate the tax deductions under the Income Tax Assessment Act 1997, which should be available to an investor buying this property. The deductions below utilise the Diminishing Value Method for depreciating assets and Low Value Pool items under Division 40 and any known eligible claims for capital allowance items under Division 43. The estimates reflect a full first year of deductions from nominal purchase settlement date and a market value which includes a statutory land value identified for the site.

Our estimates utilise information supplied by the **BLUE COMMERCIAL** team and other site-specific information and details obtained during initial discussions and investigations. These figures must be considered as indicative at this stage, as eventual capital expenditure, inclusions and settlement date will affect the deductions.

All claims relate to an investment holding with capital allowances (Division 43) being based on the historical cost of construction originally plus extensions and refurbishments and depreciating assets (Division 40) being based on the current attributed value of plant and equipment owned by the landlord.

Taxable deductions are critical in effective structuring to improve the after-tax investment cash return for an investor.

Contact Graham on 0418 744 740 and gupton@pepsolutions.com.au or connect@pepsolutions.com.au

Deductions including Diminishing Value Depreciation Rates					
Years after Date of Purchase Settlement	Plant and Equipment - Divison 40 Deductions	Low Value Assets Deductions (<\$1,000)	Building Allowances - Divison 43 Deductions	Annual Total Deductions	Cummulative Deductions
2025 - 365 days	\$9,200	\$4,200	\$15,000	\$28,400	\$28,400
2026	\$7,900	\$6,900	\$15,000	\$29,800	\$58,200
2027	\$6,700	\$4,300	\$15,000	\$26,000	\$84,200
2028	\$5,800	\$2,700	\$15,000	\$23,500	\$107,700
2029	\$5,000	\$1,700	\$15,000	\$21,700	\$129,400
2030	\$4,300	\$1,100	\$15,000	\$20,400	\$149,800
2031	\$3,700	\$700	\$15,000	\$19,400	\$169,200
2032	\$3,200	\$400	\$15,000	\$18,600	\$187,800
2033	\$2,800	\$300	\$15,000	\$18,100	\$205,900
2034	\$2,400	\$200	\$15,000	\$17,600	\$223,500
2035	\$2,100	\$100	\$15,000	\$17,200	\$240,700
2036	\$1,900	\$100	\$15,000	\$17,000	\$257,700
2037	\$1,600	\$0	\$15,000	\$16,600	\$274,300
2038	\$1,400	\$0	\$15,000	\$16,400	\$290,700
2039	\$1,300	\$0	\$15,000	\$16,300	\$307,000
2040	\$1,100	\$0	\$15,000	\$16,100	\$323,100
2041	\$1,000	\$0	\$15,000	\$16,000	\$339,100
2042	\$900	\$0	\$15,000	\$15,900	\$355,000
2043	\$800	\$0	\$15,000	\$15,800	\$370,800
Deductions 2044 +	\$6,800	\$0	\$309,600	\$316,400	\$687,200
Totals	\$69,900	\$22,700	\$594,600	\$687,200	

These figures are May 2024 estimates and are not suitable for taxation purposes – call for free GUIDE.

PROPERTY DEPRECIATION / BUILDING DUE DILIGENCE / INSURANCE REINSTATEMENT VALUATIONS

WORK WITH THE BEST

Precision & Expertise are in our DNA and Passion to make the most of your investments is our focus.



DEVELOPING
OR BUILDING



BUYING
PROPERTY



SELLING
PROPERTY



HOLDING
PROPERTY

TAX DEPRECIATION

PRECISION, EXPERTISE AND PASSION

Did you know that more than 78% of investors are unaware that they can claim tax depreciation? The accounting profession is relied on to point it out, but even then, more than 61% of investors are not claiming their full tax depreciation entitlements.

In a period of tightening cash-flow, this is one easy way of ensuring your property investment is providing the best cash return. Tax depreciation has become an integral part of property investing and is one of our specialisations. If you have purchased, built, refurbished, fitted out or demolished a property, you can reduce your assessable income tax payable and increase your after-tax return.



Over the years of working with PEP I have found the whole team not only friendly and professional, but also incredibly passionate and knowledgeable about the industry. I love calling on PEP when I need work done as they have consistently provided superb service and continue to achieve results that exceed expectations.

Nicolas Malouf Investments

OUR TAX DEPRECIATION SERVICES

- ✓ Purchaser Depreciation Analyses
- ✓ Depreciation Estimates
- ✓ Tenancy Incentive Analyses
- ✓ Refurbishment Reviews & Write-offs
- ✓ Asset Registers & Plant Lists
- ✓ Reversionary Assessments
- ✓ Redevelopment Write-offs
- ✓ Depreciated Replacement Values

Our founder's core focus since 1987 has been to provide professional analysis of property assets to create client wealth. Our highly experienced team of quantity surveyors, building consultants and project managers work to create a positive difference to property investors all over Australia. Speak to us today to see how your investment can work harder for you.

Exceed Capital has engaged PEP on several occasions to establish depreciation dedications and insurance reinstatement cost assessments for our property Trust assets. On all occasions, the team have been very professional and go out of their way to work with us to achieve the best results. The team at PEP offers a broad range of property services and I would highly recommend their services to anyone.

Exceed Capital



Are you claiming your full tax depreciation entitlements? Call us today.

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