



10 Things to discuss with a property focused accountant before you purchase or settle your investment property:

1. Crunch the numbers – is the property negative or positive to hold each year?
2. ATO will not forgive nor allow you to claim interest if your loan is not set up correctly from the start.
3. Consider whose name to purchase in to maximise tax effectiveness.
4. Is a structure the best way of purchasing your property now?
5. If a structure does not suit now, consider whether the property should be in - one person's name, jointly, or as tenants in common.
6. Check the date that the property was constructed (if not new).
7. When do you plan to sell the property?
8. Is the purchase for cash flow and / or capital growth?
9. Determine this property's role in your overall wealth creation strategy.
10. Ensure you understand the many deductions available with rental property ownership.

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