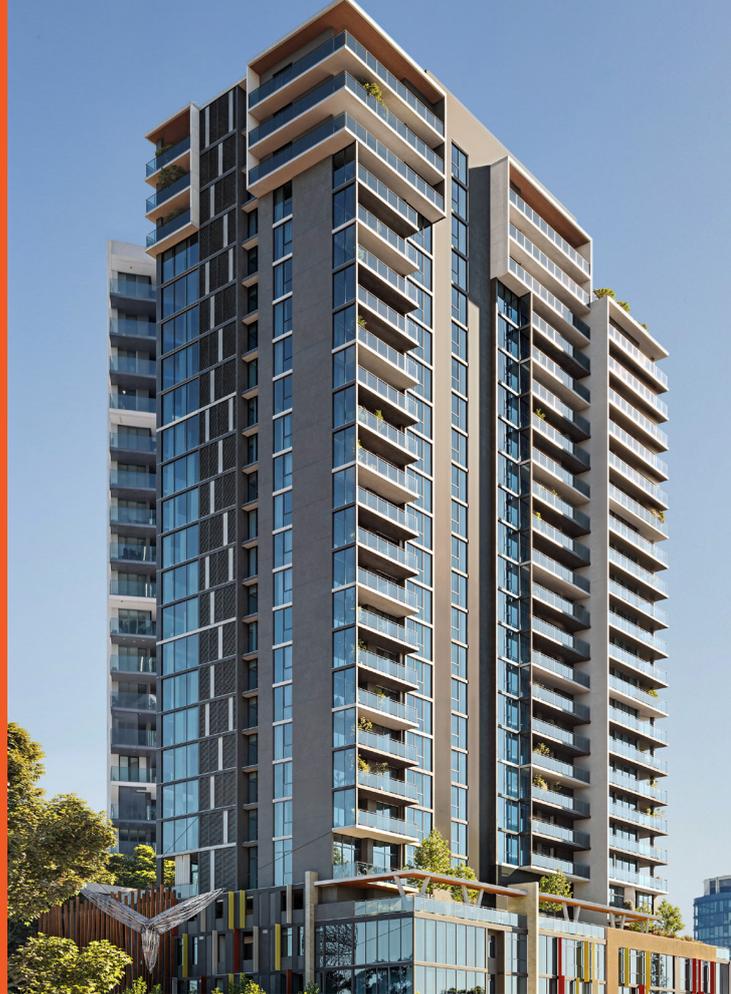


# Buying at Romeo as an Investor?

Here's how to maximise your  
Tax Deductions:



When buyers invest in property, they're looking for two things: **Capital Growth and Tax Deductions.**

Depreciation is one of the biggest Tax Deductions available to property investors. In fact, it's a key part of Negative Gearing, second only to interest on your loan.

Negative Gearing is important because it allows investors to offset rental losses against their other income, like wages or salary, improving cash flow and making property ownership more affordable.

And here's the good news: there are substantially more deductions available when you buy a brand-new property or a strata property. That's because:

- You can claim Plant & Equipment in brand-new properties (appliances, carpets, blinds, etc.).
- You also claim your unit entitlement to the Strata Common Areas: gyms, lifts, pools, and car parks, driveways, etc.

On a **3 x 2 property at Romeo by Finbar** that adds up to **\$145,296** in deductions over just the first 5 years. That will provide a major boost to your after-tax cash flow!

With a professionally prepared Tax Depreciation Schedule, these deductions reduce your taxable income, improve cash flow, and make your investment more affordable to hold, year after year, for up to 40 years.



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DEPRECIATION SCHEDULE



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# Estimated Tax Deductions

Here are some examples of the tax deductions available to  
**Romeo by Finbar:**

Configuration: 1 x 1	Year 1	Year 2	Year 3	Year 4	Year 5	Total Deductions	Tax Savings @ 37%
Construction Cost	\$9,054	\$9,054	\$9,054	\$9,054	\$9,054	\$45,270	\$16,750
P & E	\$12,446	\$6,214	\$5,075	\$4,178	\$3,151	\$31,063	\$11,493
Total Deductions	\$21,500	\$15,268	\$14,129	\$13,233	\$12,205	\$76,334	\$28,243
Tax Savings @ 37%	\$7,954	\$5,649	\$5,227	\$4,896	\$4,515		

Configuration: 2 x 2	Year 1	Year 2	Year 3	Year 4	Year 5	Total Deductions	Tax Savings @ 37%
Construction Cost	\$13,301	\$13,301	\$13,301	\$13,301	\$13,301	\$66,502	\$24,606
P & E	\$14,655	\$8,850	\$6,642	\$5,205	\$4,147	\$39,497	\$14,614
Total Deductions	\$27,955	\$22,150	\$19,942	\$18,506	\$17,447	\$106,000	\$39,220
Tax Savings @ 37%	\$10,343	\$8,195	\$7,378	\$6,847	\$6,455		

Configuration: 3 x 2	Year 1	Year 2	Year 3	Year 4	Year 5	Total Deductions	Tax Savings @ 37%
Construction Cost	\$17,640	\$17,640	\$17,640	\$17,640	\$17,640	\$88,199	\$32,633
P & E	\$18,399	\$12,035	\$9,436	\$7,420	\$5,666	\$52,956	\$19,594
Total Deductions	\$36,867	\$30,503	\$27,904	\$25,888	\$24,134	\$145,296	\$53,759
Tax Savings @ 37%	\$13,640	\$11,286	\$10,324	\$9,578	\$8,929		

## HOW TO CLAIM DEPRECIATION

### Step 1 - Contact R24 directly

Email [hello@r24.com.au](mailto:hello@r24.com.au) or call (08) 6444 6341 and mention Romeo by Finbar.

### Step 2 - We do the work

Once construction is complete and keys are issued, our Quantity Surveyors prepare your ATO-compliant Tax Depreciation Schedule.

### Step 3 - Receive your Schedule

Your schedule is typically delivered **within 7 business days** and can be sent to your accountant for your future tax returns.

## EXCLUSIVE ROMEO BUYER PRICING

Special pricing has been arranged for Romeo purchasers:

**Properties from \$275 inc GST**

**No payment required until settlement (Normally \$499 inc GST)**

## ACT NOW

To access Romeo buyer pricing, contact R24 before settlement.

**(08) 6444 6341 | [hello@r24.com.au](mailto:hello@r24.com.au)**

Simply mention Romeo by Finbar.



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