

# PROPERTY INVESTOR NEWSLETTER

Winter | 2023

## Properties Recently Rented

### HOUSES

#### **Adelaide**

Furnished inner city home  
\$810 per week

#### **Stepney**

3 bedroom character home  
\$850 per week

#### **Mitchell Park**

3 bedroom home  
\$550 per week

#### **Elizabeth Vale**

3 bedroom home  
\$380 per week

#### **Enfield**

Brand new 3 bedroom home  
\$600 per week

#### **Woodside**

3 bedroom modern family home  
\$500 per week

### APARTMENTS / UNITS

#### **Greenacres**

Large & modern 2 bedroom unit  
\$470 per week

#### **Kensington Gardens**

2 bedroom fully renovated unit  
\$400 per week

#### **Glenelg North**

Lovely 2 bedroom homette  
\$640 per week

## Getting ready for the end of the Financial Year ...

The end of financial year is fast approaching, so it's a good idea to consider some of the following in preparation for tax time:

### 1. Enlist professional help

Consider hiring a tax professional or accountant to assist with tax preparation to ensure all applicable deductions are claimed. They should also be your first port of call to discuss the tax implications of any income you receive from the property, as well as any associated expenses.

### 2. Organise your records

Investment properties can come with tax benefits, including the ability to claim interest, repairs and depreciation. However, to claim these, you also need to keep good records. Now is the time to make sure those receipts and documents are in order. We provide monthly and annual income and expense statements.

### 3. Consider making any repairs

One of the most important tax benefits for landlords is that repairs may be tax deductible. This means you can effectively reduce your income and pay less tax in the financial year in which you carry them out. Speak to your tax advisor if you're in any doubt.

### 4. Get your timing right

Whether you do something before or after 30th June can make a difference when it comes to your tax. Not only are some expenses deductible during the financial year they're incurred, any income you receive from renting or selling an investment property also gets counted in the financial year you receive it.

Simply great property  
management from fully  
certified property managers



Jo Cullinan



Mick Cullinan



Anna Mignone



Kathy Dodd

## Are your smoke alarms compliant?

As winter approaches, there is a higher risk of fires that potentially puts tenants at risk. Most residential fires occur during the colder months, due to the increased use of heaters, electric blankets and overloaded power circuits. The tragedy is that most of these incidents are usually preventable.

Having working smoke alarms reduces the chance of fatality by over half. **A fire can take hold in three minutes and affect lives in seconds.** We are starting to feel the cold early so compliance and tenant safety is paramount.

We recommend Smoke Alarm Solutions who can undertake annual compliance checks on your smoke detectors. They provide a comprehensive service with a team of specialists who can ensure that your property is protected with working smoke alarms.

**Ask us how we can arrange to have your smoke alarms checked and let's make this winter a safer season for everyone.**

## Tips to beat the "winter blues"

### Eat Well

During winter it's tempting to eat "comfort food", but it's important to include loads of vegetables, fruit and lean proteins in your diet.

### Set Your Alarm Clock and Stick to a Sleep Routine

Tempting as it might be to sleep in on cold & dark mornings, it's best to stick with a regular sleep routine.

### Exercise

Exercise can help improve your mood and mental functioning. So if you notice you're exercising less than usual, or not at all, try integrating it into your routine a few times a week.

### Fresh Air

Even though it's cold outside, bundle up and make sure to get some fresh air. A daily 30 minute walk can increase cardiovascular fitness, strengthen bones, reduce body fat, and boost muscle power.

### Surround Yourself With Good People

Who you surround yourself with is so important, make sure they are people who love and support you and are not toxic.

... and if you're still feeling "blue", maybe take a holiday somewhere warm!

Just like Jo did recently with husband Mick and daughter Anelise enjoying a well deserved break in beautiful Port Douglas, Queensland.



### CULLINAN PROPERTY MANAGEMENT ARE PROUD TO BE ASSOCIATED WITH THE FOLLOWING COMPANIES:



**IMPORTANT:** Clients should not act solely on the basis of the material contained in this newsletter. Every effort is made to ensure the content is accurate at the time of publication. Clients should seek their own independent professional advice before making any decision or taking action. We take no responsibility for any subsequent action that may arise from the use of this newsletter.

## reminder

### Do you have landlord insurance?

Don't leave it until it is too late. Tenant's circumstances can change (ie; job loss, relationship changes, etc). For peace of mind, we recommend that all landlords have landlord insurance to protect against unexpected rent loss or property damage.

## OUR REFERRAL OFFER

We will give you a \$100 gift voucher (OR CASH!) should you refer someone to us and the property is signed for full management.

