



# SMART INVESTORS

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Maximise property tax  
depreciation deductions with BMT

Australia's leading supplier of residential and  
commercial tax depreciation schedules for  
almost **30 years**.



**DEPRECIATION** is the tax-deductible decline in value of an income-producing property and its assets over time.

Almost **1 million BMT depreciation schedules** completed to date

Typical deductions found on both **NEW** and **SECOND-HAND** properties.

### BMT deduction assessment

	Purchase price	Year 1 depreciation	Year 1 - 5 cumulative depreciation	Average annual cash return*
<b>New unit</b>	\$760,000	\$15,856	\$68,824	\$5,093
<b>Second hand unit (2005)</b>	\$738,000	\$7,560	\$37,800	\$2,797
<b>New 4BR house</b>	\$879,000	\$16,795	\$70,502	\$5,217
<b>Second hand 4BR house (2005)</b>	\$825,000	\$9,260	\$46,300	\$3,426

The properties in this table all exchanged contracts after 7.30pm on 9 May 2017. Depreciation deductions are calculated using the diminishing value method.

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

Our **professional** and **experienced** site inspectors identify every available deduction.



#### **Great deductions**

We find clients an average deduction of almost \$9,000 in the first full financial year.



#### **Lasts a lifetime**

Your one-off schedule fee is 100% tax deductible and your schedule lasts a lifetime.



#### **BMT Guarantee**

We guarantee to find double our fee in deductions in the first full financial year claim or there will be no charge for our services.



#### **Estimate your likely deductions**

With the BMT Tax Depreciation Calculator online or via the app. Visit [bmtqs.com.au/calc](https://bmtqs.com.au/calc)



#### **Claim back missed dollars**

You can use your BMT schedule to adjust previous tax returns and claim back missed dollars.



#### **Free MyBMT account**

View and update your schedule online, track property expenses, research properties and more. Visit [mybmt.bmtqs.com.au](https://mybmt.bmtqs.com.au)

# Maximise your cash flow with BMT

We work with accountants and property professionals across Australia to ensure you claim every available dollar in depreciation deductions.

## Three easy steps to claiming depreciation

1

You give us your property details

2

We complete a site inspection

3

You receive your depreciation schedule



**Get a quote:**  
Scan the  
QR code.

## Offices

Sydney	02 8265 5500	Melbourne	03 9296 6200
Parramatta	02 9633 5830	Adelaide	08 8193 5900
Newcastle	02 4978 6477	Canberra	02 6257 4800
Brisbane	07 3513 7400	Perth	08 6318 8700
Cairns	07 4031 5699	Hobart	03 6231 7100
Gold Coast	07 5526 3520	Darwin	08 8924 8200

📞 1300 728 726

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