

What to look for to find your Ideal Property Match



Finding the right Investment Property is not as easy as just going down to the bank or the real estate agent and asking them for an investment property.

As professional property strategist I've viewed thousand of properties and worked with hundreds of Clients and found the main consideration is to match the property with their Financial fingerprint. This your ideal property match.

By matching the right property investment to your financial fingerprint the property investment will work for you to create future wealth rather than being a financial burden like many investment properties become.

So how do you go about selecting the right the Property to match your Financial Fingerprint? Well is starts with asking a series of questions and checking on the property you wish to purchase.

This guide sets out what you need to consider to make sure that your find the right property to match your own personal financial situation – or as we like to say your “financial fingerprint”

1. What different types of Residential Property Investments you should consider?

- ☒ Houses
- ☒ Duplexes
- ☒ Townhouses
- ☒ Units.



2. What are the running costs you will have to cover and include in your initial investment analysis?

- ☒ Interest
- ☒ Insurance
- ☒ Rates
- ☒ Water
- ☒ Strata and
- ☒ Body corporate.



3. What types of depreciation can you use to reduce taxation?

- ☒ Loan Cost
- ☒ Fixtures and fittings of the property
- ☒ Building of the Property

4. Does the potential property have Rental income that ...?

- ☒ Is strong because tenants would love to rent the property (location, facilities)
- ☒ Has the possibility of future rental increases

5. What is the Building and Land Ratio?

- ☒ The size of the Building determines the Building depreciation and the rental income.
So a bigger building eg four bedroom vs three on the same size land, will generally provide more rent but the building depreciates faster
- ☒ The size of the land determines the capital growth and how much land tax you will have to pay.
Its the land value that increases over the time (capital gain) not the value of the building value. So a bigger block usually will pay more land tax.

6. What Land Tax is payable?

- ☒ Building and Land Ratios and the associated Land Taxes vary greatly state by state
- ☒ Each State has different land tax thresholds some have none.
- ☒ Company and Trust structures have no thresholds at all
- ☒ Joint or individual thresholds vary as well in some states

Take these factors in account when looking for a property investment and you will be well on the way to finding the right investment property to match your financial fingerprint.

Make sure you check our our other valuable investment guides at

 www.mirren.com.au/resources

For a complimentary one hour **FREE Property Investment Strategy session**

 call us on **1300 598 555** to reserve a time