



Washington Brown

THE PROPERTY DEPRECIATION EXPERTS

Indicative Depreciation Report

**158-164 Hawkesbury Road,
2a Darcy Road
Westmead, NSW**

PROUDLY DEVELOPED BY



DEICORP

158-164 Hawkesbury Road, 2a Darcy Road Westmead, NSW

Studio Apartment

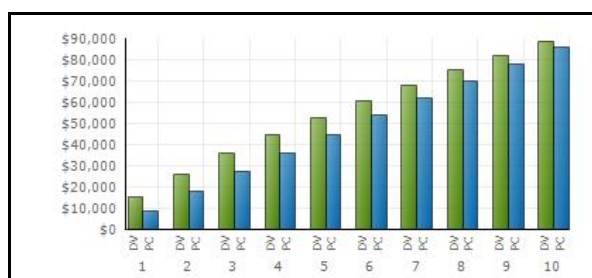
Below is an estimate of the tax depreciation allowances claimable over a 10 year period, utilising both the Diminishing Value and Prime Cost methods. The allowances shown below do not apply to owner occupiers.

	Diminishing Value	Prime Cost
Year 1*	\$15,000	\$9,000
Year 2	\$11,000	\$9,000
Year 3	\$10,000	\$9,000
Year 4	\$9,000	\$9,000
Year 5	\$8,000	\$9,000
Year 6	\$8,000	\$9,000
Year 7	\$7,000	\$8,000
Year 8	\$7,000	\$8,000
Year 9	\$7,000	\$8,000
Year 10	\$7,000	\$8,000

Washington Brown will provide investors in this development with a comprehensive Tax Depreciation Report at an exclusive discounted rate. To take advantage of this offer, complete the attached application form and return via fax on 1300 990 613 or email to sales@washingtonbrown.com.au

The figures above are an estimate only and should only be used as a guide. Data from this report cannot be used for taxation purposes, a more detailed report is required by the Tax Commissioner.

Washington Brown Depreciation Pty Ltd does not accept any contractual, tortious or any other form of liability for any loss or damage which may occur as a result of a purchaser using this preliminary information.



YEAR 1* --- IS BASED UPON A FULL YEAR'S CLAIM (365 DAYS)

158-164 Hawkesbury Road, 2a Darcy Road Westmead, NSW

One Bedroom Apartment

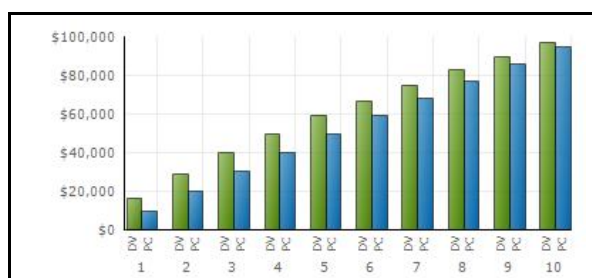
Below is an estimate of the tax depreciation allowances claimable over a 10 year period, utilising both the Diminishing Value and Prime Cost methods. The allowances shown below do not apply to owner occupiers.

	Diminishing Value	Prime Cost
Year 1*	\$16,000	\$10,000
Year 2	\$12,000	\$10,000
Year 3	\$11,000	\$10,000
Year 4	\$10,000	\$10,000
Year 5	\$9,000	\$10,000
Year 6	\$8,000	\$9,000
Year 7	\$8,000	\$9,000
Year 8	\$8,000	\$9,000
Year 9	\$7,000	\$9,000
Year 10	\$7,000	\$9,000

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158-164 Hawkesbury Road, 2a Darcy Road Westmead, NSW

Two Bedroom Apartment

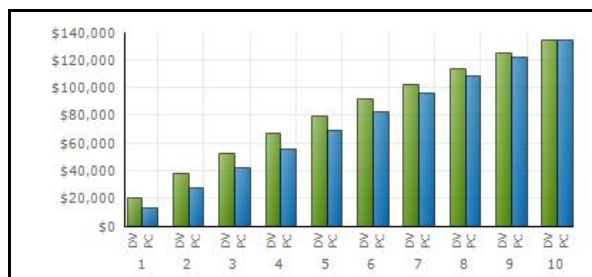
Below is an estimate of the tax depreciation allowances claimable over a 10 year period, utilising both the Diminishing Value and Prime Cost methods. The allowances shown below do not apply to owner occupiers.

	Diminishing Value	Prime Cost
Year 1*	\$21,000	\$13,000
Year 2	\$16,000	\$13,000
Year 3	\$14,000	\$13,000
Year 4	\$13,000	\$13,000
Year 5	\$12,000	\$13,000
Year 6	\$11,000	\$12,000
Year 7	\$10,000	\$12,000
Year 8	\$10,000	\$12,000
Year 9	\$10,000	\$12,000
Year 10	\$9,000	\$12,000

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158-164 Hawkesbury Road, 2a Darcy Road Westmead, NSW

Three Bedroom Apartment

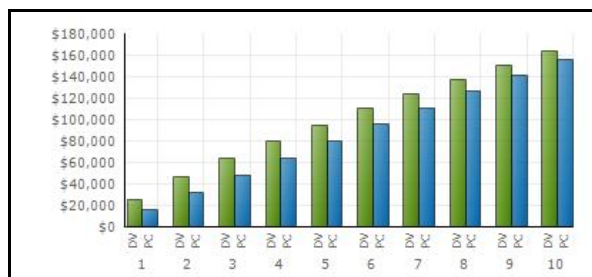
Below is an estimate of the tax depreciation allowances claimable over a 10 year period, utilising both the Diminishing Value and Prime Cost methods. The allowances shown below do not apply to owner occupiers.

	Diminishing Value	Prime Cost
Year 1*	\$26,000	\$15,000
Year 2	\$19,000	\$15,000
Year 3	\$17,000	\$15,000
Year 4	\$15,000	\$15,000
Year 5	\$14,000	\$15,000
Year 6	\$14,000	\$15,000
Year 7	\$13,000	\$14,000
Year 8	\$13,000	\$14,000
Year 9	\$12,000	\$14,000
Year 10	\$12,000	\$14,000

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YEAR 1* --- IS BASED UPON A FULL YEAR'S CLAIM (365 DAYS)

Stop tipping the tax man!

If you own an investment property and you haven't had it professionally assessed for depreciation allowances, chances are you're paying too much tax.

We can help you maximise your tax savings.

Washington Brown are experts in tax depreciation for investment properties and accredited quantity surveyors. We will prepare an ATO compliant depreciation report on your property outlining the legal depreciation allowances you're entitled to claim.



What we offer:

- **Guaranteed savings!**

If we don't save you triple our fee our report will be free.

- **100% accuracy.**

Washington Brown stand by the accuracy of our tax depreciation reports.

- **Strong track record.**

We've assessed over 110,000 properties for tax depreciation allowances Australia-wide.

- **Expertise.**

Our quantity surveyors are members of the Australian Institute of Quantity Surveyors and specialists in property tax depreciation.

- **ATO compliant format.**

Our reports are easy to read, simply hand to your accountant at tax time.



ACT NOW AND SAVE!

Purchased an investment property at

158-164 Hawkesbury Road, 2a Darcy Road, Westmead?

Use the attached application form and get your report for \$385 inc GST (usually \$770)

First OwnersOnly

COMPLETE THE ATTACHED APPLICATION FORM FOR YOUR EXCLUSIVE DISCOUNT!

www.washingtonbrown.com.au



Tax Depreciation Application: **New Development** **(Deicorp - First Owner)**

If you are unsure about any of the information below, please complete as much as you can and send the application form to us. We may be able to assist in sourcing any missing information.

PLEASE NOTE: This form and fee are only valid for first owners in the specified development

PROPERTY DETAILS

Investment property address: _____

Are you the first owner of the subject property: Yes No Purchase Price: _____

Date of settlement: _____ Date first available for rent: _____

Date of Contract Exchange _____

ADDITIONAL PROPERTY DETAILS (IF APPLICABLE)

Have you purchased any additional items for the property (e.g. Blinds, Microwave)? Yes No

If yes, please provide the item description, cost and purchase date details on a separate page

OWNERSHIP DETAILS

Purchase Name or Entity: _____

Email: _____

Mobile: _____ Phone: _____ Fax: _____

PAYMENT DETAILS

Once we have received all required information from you, we will commence preparation of your report. When your report nears completion, we will send an email requesting payment. This email will contain your invoice and will detail accepted payment methods.

The fee for this form of service is \$385.00 GST inclusive, per report (Normally \$770). We require payment prior to us forwarding you the report. This fee is valid until December 31st 2019.

I/We confirm that the above information is correct, and that we are unaware of the actual construction costs.

158-164 Hawkesbury Road, 2a Darcy Road

Westmead

Name:

Date:

PROUDLY DEVELOPED BY



DEICORP

D83208

Please return completed form to
admin@washingtonbrown.com.au