



THE INVESTOR

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A COMMON MISTAKE

TAKING ADVICE FROM UNQUALIFIED PEOPLE

You wouldn't take important medical advice from someone who watches Grey's Anatomy, or The Good Doctor would you?

You would seek out a trusted professional medical opinion.

Take a moment to think about who you are actually getting advice from in regard to investing in property.

You should be asking someone who is knowledgeable about the market and someone who has built a successful portfolio themselves in property investing.

If you have any questions regarding investing in property, please feel welcome to contact our agency and speak with one of our team members who are up to date on the local market.

"Risk comes from not knowing what you're doing"

Warren Buffett

When you think, feel and live

Positive
GOOD THINGS will happen



HOW TO STAY POSITIVE AND SANE IN TOUGH AND CRAZY TIMES

Some are saying that the world has finally gone crazy, while others are saying that this is a time for opportunities.

However, the reality is, if we are going to survive these tough and crazy times, we need to all come together and stay positive, which can be hard to do.

The entire world has been impacted (on some level) with the outbreak of COVID-19, Internet outages, random ongoing computer and tech issues, stock market crashes, violence and riots, *just to name a few*.

We are all currently undergoing some of the most challenging times in history that are having a real impact on our relationships, businesses, finances, children, health and the way that we communicate and go about life in general.

If all else fails and shuts down... there will be one constant and that is property.

Cyber hackers can disrupt banking, point of sales operations and transactions in general.

Market fluctuations, leading powers and economic driving factors can wipe trillions from the worldwide stock exchange overnight impacting shares, bonds, commodities and superannuation, but you can never wipe out or eliminate property.

Yes, the market can fluctuate, but at the end of the day a property will still be left standing and if anything was to happen to property you will have your insurance cover as a back-up.

If you are confused at present in how to protect your wealth and finances...

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HOW TO STAY POSITIVE AND SANE IN TOUGH AND CRAZY TIMES... continued

the simple answer is, to have your finger in a piece of all the pies (different types of investments), so to speak.

It is important that you spread your wealth, but make sure that you have one unshakable foundation that is property.

If you have the finances to invest, then now is the time to grow that unshakable wealth foundation.

If you are thinking about selling now because you are nervous about your finances and wealth,

then hold onto your property until these uncertain times are behind us.

The news and media can have a powerful influence over our actions, thoughts and decisions that we make.

Take a moment to reset your outlook. To stay positive and sane in tough and crazy times, turn off the television and stop reading or listening to the news and media every now and again.

THE HIDDEN INVESTMENT SECRET

The secret that every self-made millionaire knows

If you speak to most self-made millionaires or read about the top 100 millionaires, you will hear or read much the same thing. They invested in property.

If you are serious about increasing your wealth, then now is the time to think about. If you wait too long, the opportunity may be lost.

WHAT THE ATO SAYS ABOUT TAX TIME AND RENTAL PROPERTIES

The Australian Taxation Office has published a very comprehensive booklet with a wealth of information called *Rental Properties 2020* that will assist property investors to determine:

- which rental income is assessable for tax purposes
- which expenses are allowable deductions
- which records you need to keep
- what you need to know when you sell your rental property.

Many, but not all, of the expenses associated with rental properties will be deductible. The booklet explains:

- how to apportion your expenses if only part of them are tax deductible
- what expenses are not deductible
- when you can claim those expenses that are deductible
- some you can claim in the tax return for the income year in which you spent the money
- others must be claimed over several years (including decline in value of depreciating assets and capital works expenses).

If you would like to download a copy of the Rental Properties 2020 booklet visit <https://www.ato.gov.au/Forms/Rental-properties-2020/>

Ristic News:

Another Ristic Baby! Congratulations to our Senior PM Vanessa & her husband Joe on their beautiful baby boy Jordan.



Happy Birthday to these 3 Gemini's. Hip Hip Hooray!



This month's rental market update is in! Presented by our lovely PM Georgia Kinnell. Please click the below link.

https://risticrealestate.com.au/rental-market-update-may-review-2/?fbclid=IwAR0ug1_MC8VLR8dR6V8t5bGwk441Uikx2T7SApSfZAmDo3mDVa8rJgxpJ8



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