# Top 10 Tips for Property Investors

1. **Consider your long term investment goals before you buy your first property.**
   It is important to make sure you have a plan in place as to what you want to do with the property, do you want to redevelop it, how many properties you want, can you afford it...what is your ultimate goal?

2. **Use an experienced mortgage broker to ensure you have the right loan structure.**
   Factor in interest rate rises when determining affordability. A good mortgage broker will ensure that your loans are set up to ensure maximum tax benefits as well as planning for your future.

3. **Get a Quantity Surveyors report if the property is less than 15 years old.**
   This will allow you to maximize your depreciation deductions - this is one of the best tax deductions as it is not a cash outlay.

4. **Do your research! Find out about the history of the suburb and it's prices.**
   Research the suburb and surrounding areas, including the house prices and rental prices. Is there any public transport, schools, local shopping centers. Check with the local council to find out such things as future planned infrastructure, rezoning, flood prone areas...etc. Remember that this is not for you to live in...it is an investment for your future, so try and keep emotion out of the purchase if you can.

5. **Make sure your tax returns are up to date, before you sign a contract.**
   The banks will need your tax return lodgment to be up-to-date. This includes any entities that you are associated with. Be organized and don't leave it to the last minute.

6. **Be wary of any high pressure selling techniques or seminars.**
   If investments sound too good to be true, then the typically are. If someone offers to take care of all the purchase, finance and property management...be very careful and do some independent investigations, such as an independent valuation.

7. **Make sure you shop around for a property manager to ensure they are working for you.**
   Fees charged by property managers can vary greatly. Always ask about hidden extras, such as inspection fees and lease preparation fees as not all agents charge these. And don't be afraid to negotiate the fees and rates.

8. **Ensure all your insurance is up to date.**
   If you are going into debt, then you need to make sure your life insurance is an appropriate amount, and that you have sufficient income protection insurance to ensure you and/or your family do not have to have a "fire sale" should anything to wrong in the future.

9. **Speak to your accountant before you purchase.**
   Just to make sure there is nothing that you haven't considered and also to discuss ownership structures for your personal situation. This is a huge step and one which is intended to create wealth for your future, ensuring you have the correct structure in place for your own personal situation is essential for long term wealth creation and protection.

10. **KEEP YOUR RECEIPTS!**
    The more information your accountant has the better the deductions they will be able to claim for you. It is better they have receipts for items that can not be claimed rather than if you bought items could have claimed but didn't keep the receipts.