



Would you buy an investment property and then keep it untenanted?

Of course not!

So why wouldn't you claim thousands of dollars in legitimate tax deductions on your *Niche* investment?

Not claiming tax depreciation on your investment property can be similar to not having a tenant. When you compare a year's rental income and a year's tax depreciation, both are worth thousands of dollars.

By claiming tax depreciation on an investment property, owners can significantly increase their cash flow and in turn increase their ability to buy more property.

National Tax Depreciation Pty Ltd is pleased to be associated with APA and *Niche Living* and is offering a special discount to investors of *The Niche*.

For a reduced fee of \$319.00 (includes GST), National Tax Depreciation Pty Ltd will physically inspect your *Niche* investment property and prepare a comprehensive Tax Depreciation Schedule on the value of your *Niche* fittings, fixtures and extras.

This one-off fee provides you with an ongoing annual summary that is valid for the life of your investment and is fully tax deductible.

Let National Tax Depreciation Pty Ltd put more cash into your cash flow and maximise your return of investment by phoning **1800 800 300** today.