




Your Post-Settlement Cheat Sheet

Hooray! You've just settled your new property! This is such an exciting time. Simply, keep this Cheat Sheet handy, to help get the most out of your property investing journey, and make knowing what to do next and how to do it easy...



WHAT TO DO?	WHY DO IT?	HOW TO DO IT?
<p><i>Find a great property manager so that the property is listed and a tenant is obtained ASAP</i></p> 	<p>Great property managers ensure the property is displayed in the best light, at the appropriate rent. They also have the experience to find good tenants who will look after the property like it's their own.</p> <p>Property managers deal with a tenant on your behalf, so that you can spend your time on other things!</p>	<ul style="list-style-type: none"> <input type="radio"/> One of the most important people on our team is the property manager, so we recommend interviewing a few to get a sense for their service and individual work ethic. <input type="radio"/> If you need any recommendations, let us know. <input type="radio"/> If you are hands-on and experienced, you may opt to manage the property yourself.
<p><i>Get a depreciation report before tax-time</i></p>  	<p>Buildings depreciate over time, and this can be a sizeable tax-deductible amount depending on the property.</p>	<ul style="list-style-type: none"> <input type="radio"/> Contact a tax depreciation specialist to get a once-off depreciation report (~\$500-600) for use at tax-time. <input type="radio"/> We have an exclusive discounted offer with our referral partner if you need an introduction.

Engage a good tax accountant before tax-time



An investment-savvy tax accountant can help navigate structures and maximise tax deductions for your property.

- Interview a few accountants to get a sense for their service, work ethic and investment experience. If you need any recommendations, let us know.



TIP: IT'S IMPORTANT TO US THAT THEY OWN INVESTMENTS THEMSELVES SO THEY UNDERSTAND OUR NEEDS.

Save all property expense invoices



Keep invoices somewhere safe and readily accessible. This saves us from scrambling for them last minute which reduces the chances of leaving anything out.

- We personally save our invoices as soon as we receive them in an online cloud system, in designated folders. This ensures they're ready to be shared with our accountant at tax-time.

Review loan annually



This ensures our loan is still aligned with our present goals.

- As part of JD Capital's ongoing service, we incorporate an annual review for our clients and will reach out to you accordingly.
- We also offer complimentary valuations on your property to see how it is performing and whether it is time to take advantage of your available equity. Feel free to reach out earlier if you have any concerns at all before that time.

We can't wait to continue helping you along your investment journey – Welcome To Your New Home!

