

Online Real Estate Owned Investment Tools

OREO-IT FOR ALL YOUR REAL ESTATE NEEDS



HONESTY - INTEGRITY - COMMITMENT

Finding The Ultimate Real Estate Investment For YOU!

When you are considering investing in real estate, one of the most important questions you need to ask yourself is what kind of property is right for you? To find out the answer, there are several points that must be considered. One of these is what you intend to do with the property eg, rent it out for a long-term investment, or sell it quickly to make a profit. Remember that if you sell within a year, your Capital Gains Tax will be much higher. Property that is held for more than a year, only incurs half the amount of CGT.

If you decide to buy for rental purposes, there is the question of whether you should buy a house, a block of flats or an apartment building. In all of these cases, it's a good idea to go with an agent to look at a lot of different places in different areas. Find out what the going rent is and then calculate all your costs. If the rent won't cover the costs with some left over for profit, it's not really a good buy.

Some experts in rental properties claim that a good investment will be somewhere within 10 kilometers of the city center, because this is considered the usual growth area. In other words, you'll have no trouble finding tenants and the property is likely to gain value in the coming years. Look at your rental property through the eyes of a prospective tenant. Is it convenient to public transport, shopping facilities, schools and sporting facilities? If you are buying into a retirement area, are there health facilities close by?

Perhaps you would prefer to invest in an apartment building or a block of flats. There are several points in favor of such an investment. One is that if you lose one or two tenants, you'll still have income from the others to help cover your loan repayments. If you lose a tenant in a single-family investment property, you'll have no income until it's rented out again, which might take some weeks. Another consideration is repairs. With an apartments block, you can have repairs done on just one or two apartments at a time and still be getting income from the other occupied apartments.

Another option for investment property is to buy commercial premises or a block that includes both commercial and residential. Each of these types of investments has their own specific tax and other legal requirements. Whatever you decide to invest in, make sure you find out everything you need to know. Do not accept advice from anyone over the Internet who claims to be an expert. Make sure the agents and other professionals you use have good reputations. It's your money at stake and you will be the one to pay if anything goes wrong.

