



WHAT TO WRITE OFF ON YOUR RENTAL PROPERTY

Are you reaping the full benefits of your rental property? Whether you currently own a rental property or are considering making the leap, here are some tax write-offs to be aware of that may be deducted from your rental income:

- **mortgage interest** — if you carry a mortgage on your rental, you are eligible to deduct the interest from your rental income;
- **ordinary and necessary expenses** — costs paid to maintain and manage your property may be deducted, including maintenance, repairs, insurance and advertising;
- **depreciation** — renovations to improve the property beyond its original condition aren't deductible, but they may be offset through depreciation, which is deductible; and
- **property taxes** — just like with your principal residence, you may be able to deduct limited property tax payments.

When you sell your rental property, research **§1031 exchanges**, which allow you to defer capital gains taxes paid upon the sale when you purchase a similar replacement property.

Are you interested in talking more about buying or selling investment property? Contact me for more information!