

# Property Investing

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| [ontheponds](#), [Wellbeing](#), [work life balance](#)

Jules Willcocks talks to Jeremy Calnan about property investment, providing tips and advice for junior doctors considering investing in property and assets.

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**Interviewer:** Jules Willcocks

## About Jeremy Calnan

Jeremy Calnan has worked in the financial markets and traded and invested for himself since the early 1990s. Jeremy was first licensed to provide financial advice in 2000 and then established his own Financial Advice Business in 2001.

He has extensive capital markets experience spanning research, strategy, structuring portfolios, asset allocation and management, risk management and trade execution across a range of asset classes.

Together with business partner Ian Flack, they established Calnan Flack in 2013.

He is a member of the Calnan Flack Investment Committee and holds the responsibility of being the Investment Portfolio Manager for the Calnan Flack Model Portfolios.

He has a unique take on the economic world and investing that is underpinned by his understanding of economic history and the cycles and events that define it.

Jeremy is an innovator, challenging the accepted investment landscape.

He is a knowledgeable presenter and highly effective educator. Currently, he authors the Calnan Flack Blogs, hosts the podcast "Property, Australia's Favourite Obsession" and the Calnan Flack "Insights" series as well as presenting at many Calnan Flack events and seminars, including the Calnan Flack Forecasting Conference.

Jeremy lives in Adelaide with his wife Alice and spends his spare time watching his two sons play AFL football or just relaxing with family and friends.

# About Dr Jules Willcocks

Jules Willcocks is an Emergency Medicine Consultant and the Director of Prevocational Education and Training at [Gosford Hospital](#).

His interest is in bringing out the best in people principally through [mentoring](#) and [coaching](#). He firmly believes that [wellbeing](#) is a crucial part of this and that you cannot look after someone to the best of your abilities if you yourself are not well.

He trained as an executive coach and has a particular interest in [financial wellness](#) for doctors.

## Property investing

*With Dr Jules Willcocks and Jeremy Calnan, host of 'Property: Australia's Favourite Obsession' podcast*

### Introduction

Property is a crucial feature of our day-to-day lives and also a popular asset class for investment. It is a tangible and easily comprehensible investment that all doctors should understand as part of their financial wellbeing.

#### 1. What makes property a distinct asset class?

There are several factors that distinguish property from other assets:

- It is usually less volatile than other assets and held for longer periods
- There are tax advantages to property investment in Australia
- Leverage is a significant advantage - can borrow to invest in property, and borrow against its value
- Allows owners to capitalise on local and societal changes. The five drivers of growth are technology, infrastructure, population, credit and government licences.

#### 2. What advice would you give to someone considering property investment?

- Something is usually better than nothing when it comes to investment, but it is wise to seek professional advice
- Remember that the real estate agent works for the vendor
- Treat property investment as an investment, rather than approaching it as you would your own home
- Look to buy something that will be attractive to owner-occupiers when you decide to sell

- Does not need to generate negative cashflow - positively geared properties generate income

### 3. What makes tax on property different from other investments?

- Many associated costs are deductible, for example, running costs
- May choose to negatively or positively gear
- Deductible debt is considered 'good debt'; non-deductible debt 'bad debt'
- The passive income generated by property investment will significantly shorten your home mortgage

### 4. What are some considerations specific to doctors?

- It is easy to be approved for a mortgage as a doctor as banks understand that doctors earn a stable income and can obtain additional work if required
- Junior doctors who move frequently should consider rentvesting, rather than delaying property purchase until they have completed training and missing out on years of growth. Rentvesting means renting a lifestyle address while starting an investment portfolio
- Your property portfolio will eventually generate more income than any medical salary, allowing you to reduce your hours, spend more freely on things you enjoy, and remain enthusiastic about medicine!

### Take home messages

- Think about having property in your investment portfolio
- When considering property as an investment don't just think about the area you live in. There are a lot more options out there, many of which may be better than where you know or live
- Get good advice when buying property. Not only regarding what areas but also tax and loan structuring. This can make a difference of thousands of dollars.
- Learn about the property cycle and don't buy in the winner's curse phase
- Consider renting a lifestyle and buying investment properties if you're moving around with your job a lot
- Have a specific goal for your investments and give them time to achieve that goal



## Resources

- Property Australia's Favourite Obsession - <https://pafo.com.au/>
- Calnan Flack Methodology - <https://calnanflack.com/methodology/>

## Related Podcasts

- [Financial wellness](#)

## Related Blogs

- [JMO financial wellbeing](#)
- [House of God Rule #15 Part 6: Finances and Farewell](#)

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