

# Did you know you can purchase real estate with funds from your IRA or 401(k)?

## How would you like to add real estate to your portfolio?

- **This is not new. It was part of the government's plan in the 1970's to help all of us save for our increasingly expensive and long retirement years.**
- **Requires an independent custodian to hold your Self Directed IRA**
- **You can build wealth by taking advantage of the current real estate down market**
- **You have the opportunity to purchase your retirement home at today's low prices for future use**

## Some of the advantages:

- **There is no time limit for holding property**
- **Have tangible assets you can control that are protected by your IRA**
- **There is no limit to cost of property**
- **Real estate can be located anywhere**
- **Purchase your future retirement home. After age 59-1/2, just like a traditional IRA or 401 (k), you may distribute the real estate to yourself, and then occupy it. So you can even buy your retirement home now with current low real estate prices.**
- **You direct what specific property you want to invest in.**
- **You can partner in a real estate transaction**
- **You don't have to purchase real estate investment property through traditional financing.**
- **A very quick process from start to finish**

## Some of the restrictions:

- **You may never personally use the real estate while it is held in your IRA.**
- **No lineal descendants can own or use the property while in your IRA, which includes: you, spouse, ascendants, direct descendants and their spouses and certain fiduciaries (CPA's, Attorneys, etc.) unless 100% disbursed out of the plan.**
- **You must have a property manager, if you are renting the investment**
- **No personal property or sweat equity is allowed.**

## Enhance your retirement *Lifestyle*... We have the total solution!

- **We exclusively work for you through the entire process**
- **Extensive knowledge and insight in the real estate market**
- **Thorough understanding on making these investments a reality**
- **Refer you to a proven established Self Directed IRA custodian**
- **Set up property management.**

**For more information on how to change your investment *Lifestyle*, call**



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