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Before You Sell Your Property, Make Sure You Review ALL Your Options for Deferral of Capital Gains Tax and Depreciation Recapture

Dear Client,

If you're considering selling your property, you should know that there is a way to defer capital gains tax and depreciation recapture. Has anyone talked with you about an IRS-accepted strategy that offers you more flexibility in reinvestment strategies after the sale of your property? Would you like to review ALL your options before selling your property and finding out it's too late to take advantage of the greater benefits to you and your beneficiaries?

This IRS-Accepted Program Lets You Defer Capital Gains without 1031 Limitations

We're always looking for a legal solution to tax problems. What if I could show you a way to sell your highly appreciated property AND defer paying the capital gains and depreciation recapture taxes over time? Imagine the advantage you can leverage by keeping all of the money from a sale, investing it wisely, making more dividends on your investments, and paying the taxes over time once you begin to receive an income from the proceeds of the property sale. Here's the good news—there is a solution that lets you do just that and more. It's called a **Wealth Preservation Strategy**. After learning about the details of this IRS-accepted program, I'm confident you will see why this smart, flexible, beneficial, and more importantly, legal strategy for addressing the seller taxation problem is one you must consider.

Using the **Wealth Preservation Strategy** can also insure that if you do a 1031 Exchange and it fails, you would not have to immediately pay your capital gain taxes and depreciation recapture.

A **Wealth Preservation Strategy** is a type of special sale allowed by the IRS that lets you defer the capital gains. Here's how it works:

1. Your property is transferred into your specially created trust
2. The trust sells the property to the buyer
3. You decide how the sale proceeds in the trust are invested and managed
4. You receive a lifetime income from the trust.
5. You decide when to start taking that income. Payments may be deferred for as long as 10 or 20 years
6. Only a portion of your trust payments are taxed as capital gains the rest is earning interest in the trust
7. You can borrow from your trust to reinvest in real estate or other investments
8. Your trust assets are protected from lawsuits and creditors
9. Trust assets pass to your beneficiaries, estate tax free

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Free Report Available

As you can see, the Wealth Preservation Strategy offers many benefits besides “just avoiding the taxes”. That why I felt it was critical for you to know about this important option for deferring taxes on the sale of your real estate. If you are interested, I’ll send you a free illustration report on the advantages available to you through the use of a **Wealth Preservation Strategy**. This report is emailed to you free of charge and with no obligations. You can also call me at (206) 587-0000 and I’ll answer any question you may have on the **Wealth Preservation Strategy**.

Best regards.



Arthur H. Boelter

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