

**PAY THE IRS  
OR  
PAY YOURSELF!**



**THE CHOICE IS  
YOURS!**



**HOMELIFE BRIDGEPORT REALTY  
23754 VALENCIA BLVD., Valencia CA.  
91355**

PRESORTED  
STANDARD  
U.S. POSTAGE  
PAID  
Santa Clarita, CA  
Permit #37

**TEAMWORK AND COMMITMENT CREATE RESULTS!**

**DON'T LET  
THIS HAPPEN  
TO YOU!**



**There is a way  
around Capital Gains!**

# TO GET YOUR INVESTMENT SOLD! CALL KEVIN TODAY 661-260-2455

## WHY IS MR. PETERSON SO ANGRY?



## NO ONE TOLD HIM HOW TO AVOID CAPITAL GAINS!

That's, right! You can sell your commercial or residential property **without paying your owed capital gains or depreciation recapture taxes up front.** This new revolutionary program is approved by the IRS and is designed to help you take advantage of our highly appreciated market! Learn how to pay the government with their money!

### THE P.A.T. ADVANTAGES

- **THE 1031 EXCHANGE ALTERNATIVE!**  
Relax knowing that if you cannot find a suitable exchange property that you will still be able to cash out on your highly appreciative property without penalties! **That's right!** you do not have to exchange your property to defer your capital gains and depreciation recapture!
- **USE THE IRS'S MONEY INTEREST FREE!**  
Relax knowing that you can legally use the IRS's money to make money interest free! **That's right!** The IRS is letting you use their money interest free to invest and make a profit! Learn how to pay the IRS the taxes that you owe with the profit that you earn with their money over the remainder of your life time! .
- **LEARN HOW TO ELIMINATE THE \$250K/ \$500K TAX EXCLUSION BARRIER!**  
Relax knowing that if you have appreciated over the 1997 Tax Relief Act limits that you can still sell your property without paying any capital gains taxes over your \$250,000 / \$500,000 tax limits! **That's right!** This program can be used in conjunction with the 1997 Tax Relief Act and you can keep all your hard earned equity!
- **SO YOU CAN GO ON AND ENJOY THE IMPORTANT THINGS IN LIFE!**  
Our clients tell us that they now have time to visit families and friends, play golf, and take vacations! the **QUALITY** of their lives improve because we take **EXCELLENT** care of their real property investments.
- **Enjoy the caliber of service confident enough to make this offer!**

### EXAMPLE OF HOW WELL IT WORKS!

We start with a \$1,000,000 property value. The annuitant's basis is \$200,000, leaving a profit of \$800,000.

We are estimating combined federal and state capital gains taxes at \$160,000, which is 20% of the profit.

This leaves net cash of \$840,000 in the direct sale vs. \$1,000,000 in the annuity deferral sale.

We are assuming the investment cash **earns a conservative 6% before income taxes** for the next 20 years.

The age of the annuitant is 45 and he chooses to start his annuity payments at 65.

Under the direct and taxed sale, the property owner receives annual payments of \$277,300 vs. **\$330,119** under the annuity plan.

This yields an estimated life payout of \$5,546,000 under the taxed plan vs. **\$6,602,380** with the annuity strategy.

That is an **advantage of \$1,056,380** to the annuitant! This advantage is due to the larger amount of net cash that was initially available to invest for the annuitant.

As illustrated above, the Premier VI Private Annuity Trust has the ability to generate substantially more money over the long run than a direct and taxed sale. It is also superior to the charitable remainder trust and installment sales in many respects

**CAN'T FIND A 1031 EXCHANGE PROPERTY? NEED A SOLUTION?  
WE HAVE THE ANSWER TO YOUR PROBLEM!**

**If you have been considering selling your residential or investment property, you owe it to yourself to interview Kevin  
You have nothing to lose and better yet what do you have to gain?**

**WWW.ELIMINATECAPITALGAINS.COM**

