

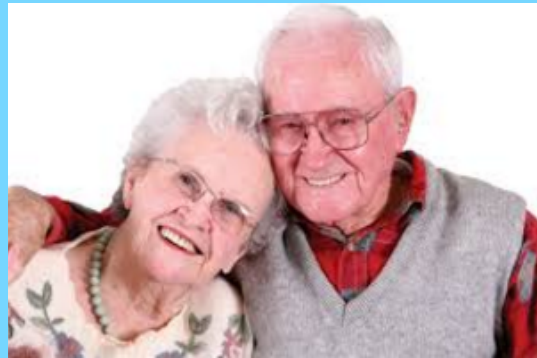
ATTENTION SENIORS!

Do you own highly appreciated rental or residential property?

Are you tired of leaky toilets and flaky tenants?

Are your rents low because of rent control?

Would you like to put some real cash in your pocket tax free?



Would you like to sell?

But hate the idea of paying Capital Gains tax to Uncle Sam?



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DO NOT GIVE HIM YOUR CASH WHEN YOU SELL!

Use a Capital Gains Bypass Trust Instead.

AVOID CAPITAL GAINS TAXES
LOWER INCOME TAXES
INCREASE CASH IN HAND
MAXIMIZE LIFETIME INCOME
LEAVE A LASTING LEGACY
WHEN YOU SELL PROPERTY USING A

CAPITAL GAINS BYPASS TRUST

EARN 65% GREATER LIFETIME INCOME!!

My name is Derrick Ruiz and I am a Real Estate Investment Broker. Many owners have highly appreciated rental property that they want to sell but hate the idea of paying capital gains taxes.

My partner, Steve de Graaf, is a Chartered Financial Consultant and a California Licensed Professional Fiduciary. He is an expert at setting up Capital Gains Bypass Trusts for Real Estate Investors. **Please call and I will set up a conference call with Steve to discuss how to sell your rental property, avoid capital gains tax, and maximize your remaining lifetime income.**



**Call (310)308-3174
today for more
information.**

UNDERSTANDING CAPITAL GAINS BYPASS TRUSTS

A Capital Gains Bypass Trust is created to eliminate Capital Gains Taxes which can now total as much as 33.8% of your gain. Basically you create a trust, donate property to trust, sell property, and reinvest the proceeds. Since you are donating to a bypass trust, you DO NOT owe any capital gains taxes to Uncle Sam.

You then receive an annual distribution for the remainder of your life at which time the remaining balance is donated to a charity. However, you can designate an income beneficiary to continue receiving disbursements up to 20 years after you pass. This can be your children, family members, or whomever you designate.

REQUIREMENTS

Property must be free and clear at time of donation
Property must have clear title - no liens at time of donation
Rental properties or your primary residence are both eligible
Property CAN NOT already be in escrow at time of donation
Trust must distribute at least 5% of current value of trust annually
Balance of trust is donated upon passing of all income beneficiaries

INFORMATION NEEDED

Your date of birth
The value of your property
Your adjusted gross income



BENEFITS

You receive a tax deduction spread over 6 years
You can take some cash out with minimal or no tax
There is a zero taxable gain on the sale of your property
Sale proceeds can be invested to create lifetime income
You have right to change trustee, investment advisor, and charities
Income from trust can be extended beyond life of donor up to 20 years

Don't give him your cash!

STEPS TO GET STARTED

- Step 1 Conference with Charitable Financial Consultant (no cost to you)
- Step 2 Determine how much (if any) cash you want at close of escrow.
- Step 3 Determine how much in annual distributions you want.
- Step 4 Consultant makes recommendations based on calculations.
- Step 5 Clear any title issues and/or pay off any mortgage.
- Step 6 Name Trustee (Yourself, a fiduciary, or a combo of both).
- Step 7 Create Charitable Trust with trust attorney.
- Step 8 Grant all or part of property into the trust.
- Step 9 List and sell property (personal and charitable portions).
- Step 10 Seller receives predetermined cash at close of escrow.
- Step 11 Bypass Trust receives predetermined cash at close of escrow.
- Step 12 Seller invests proceeds with or without financial planner.
- Step 13 Seller receives 5% minimum or more annual distribution from trust.

The information contained in this flyer is intended to inform reader of trust issues in California, and is not to be the final resource, and should not be considered legal advice. To obtain detailed information or advice regarding a specific legal problem, you should contact a qualified attorney in your geographic area and state.