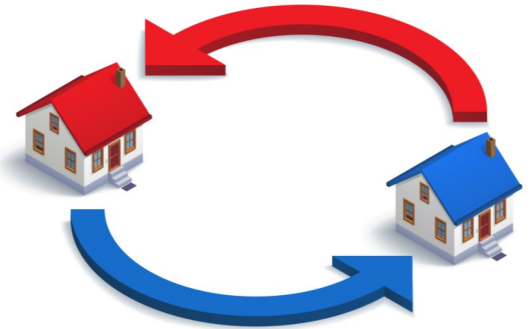


FREE Seminar for Real Estate Investors

How 1031 EXCHANGES WORK

**DISCOVER HOW TO TRADE
YOUR INVESTMENT
PROPERTY FOR ANOTHER...
TAX-FREE!**



More Cash Flow — Less Management — Build Wealth

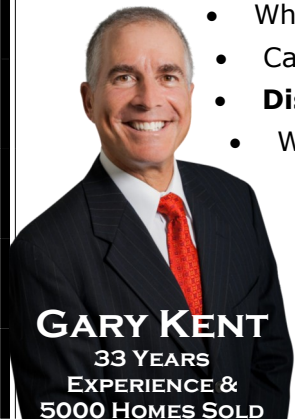
Saturday, January 27, 2018, 10*-Noon • Handlery Hotel, Mission Valley

***9:45 am Sign-In**

Learn how a 1031 tax-deferred exchange lets you sell your rental/investment property, buy another, and pay ZERO tax! People have become rich or enjoyed early retirement by trading up a house or condo... into a fourplex...into a large apartment building...into ??? Others simplified their lives by getting out of problem or high-management properties into simpler or professionally-managed ones.

Clearly explained, you'll learn how to sell and buy tax-free, what properties are eligible, time limits, tips, traps, and more from long-time San Diego Realtor® **Gary Kent**, 1031 expert **Adam Nishikawa**, and a guest speaker on "DST's." **You'll Discover:**

- 1031 exchange basics—clearly explained, step-by-step, all your questions answered
- What's a Delaware Statutory Trust (DST), and how can it simplify your life?
- Do you know the 1031 "Kiss of Death"? It can make the IRS whack you with an ugly tax bill.
- Clever way to save a fortune in taxes by *legally* exchanging rental property into a personal residence
- This smart strategy gets you "extra time" to do your exchange
- Own & live in a duplex/triplex/fourplex? We've got good news!
- Can you exchange to a real estate partnership? We'll explain.
- The fake 1031 alternative that gets you in big IRS trouble
- Can you trade one property into multiple, or vice-versa?
- Concurrent, delayed, & reverse exchanges explained
- 5 things to know BEFORE you start your exchange
- Why exchanges fail—3 costly mistakes to avoid
- Learn how amazingly cheap exchanges are
- What's DEAD EQUITY, & what to do about it!
 - What exactly is "Like-Kind Property"?
 - Can you sell and buy in different states?
 - **Discover what your property is worth**
 - When exchanging, do you buy first or sell first?



GARY KENT
33 YEARS
EXPERIENCE &
5000 HOMES SOLD

Gary has done over a dozen exchanges for himself and hundreds for his clients.



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