

Retire Early and Stay Retired!

maximize your IRA using

TAX FREE PROFITS and TAX FREE REVENUE STREAMS

Did you know that you can purchase Real Estate Investments in your IRA creating a more diversified retirement portfolio?

Did you know that there other great advantages of purchasing real estate in your IRA such as:

- Real estate purchased within an IRA using loans can create potential TAX FREE profits for those that qualify.
- IRA Loans are available to leverage IRA accounts, which allow multiple opportunities for real estate investments creating TAX FREE revenue streams.
- Reducing investment risks, by adding a real estate investment strategy to an existing financial plan.
- IRA Investors can work together forming IRA LLC, allowing:
 - Greater flexibility, and leverage for real estate investments.
 - Creating significant IRA asset protection from lawsuits.
- Inventory of properties that will meet your real estate investment needs for an IRA are available:
 - Below Market Prices
 - Strong Cash Flow Properties

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Below is a spreadsheet that shows the returns on traditional investments as compared to real estate investments in an IRA.

1754 NE Lotus Bend, Oregon 97701

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H
\$319,500 Investment	5 yr IRA CD jumbo @ 3.78%	cd % ROI	Net value of home	IRA purchase ROI 30% Down 30% Down	\$217,650 balance Invested in CD	Home + CD ROI %	Combined home + cd Total value
end of year 1	\$331,577	0.04		pre-payment penalty	\$225,877.00	N/A	
end of year 2	\$344,111	0.08		pre-payment penalty	\$234,415.00	N/A	
end of year 3	\$357,118	0.12		pre-payment penalty	\$243,276.00	N/A	
end of year 4	\$370,617	0.16	\$380,202.00	\$59.60	\$252,472.00	98.02%	\$632,674.00
end of year 5	\$384,626	0.20	\$421,067.00	\$99.72	\$262,015.00	113.80%	\$683,082.00
end of year 6	\$399,165	0.25	\$456,128.00	\$134.15	\$271,920.00	127.87%	\$728,048.00
end of year 7	\$414,254	0.30	\$494,827.00	\$172.14	\$282,198.00	143.20%	\$777,025.00
end of year 8	\$429,913	0.35	\$537,448.00	\$213.99	\$292,865.00	159.88%	\$830,313.00
end of year 9	\$446,163	0.40	\$584,425.00	\$260.11	\$303,936.00	178.05%	\$888,361.00
end of year 10	\$463,028	0.45	\$636,040.00	\$310.79	\$315,424.00	197.80%	\$951,464.00

Column A- purchase price of property located at 1754 NE Lotus

Column B- Highest yield IRA Jumbo CD per bankrate.com 2/15/08

Column C- Rate of return profit/\$ invested

Column D- Value at the end of each year with 8% appreciation less: commissions, closing costs, cumulative interest paid, taxes, insurance, maintenance, vacancy, property management + net rental income

Column E- Return On Investment of 30% down/profit

Column F- Cash available after down payment-closing costs into same CD in Column B

Column G- Return On Investment based on \$319,500/profit from sale of home plus CD

Column H- Total value of home plus CD in dollars showing value of true diversification

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