

# Turn Your Property Into a Cash Machine Using This ONE Tax Loophole the Government Wants You to Have

Discover Why Some Investors Are Jumping All Over This Tax-Savings Strategy to  
Unlock Up to \$100,000 From Their Properties.

<p style="text-align: center;"><b>Get rich in real estate!</b></p> <p>Imagine having the government practically <u>hand over</u> a down payment to put towards your next property.</p> <p>Or...</p> <p>How would you like to <b>unlock \$100,000</b> or more in tax savings from your properties?</p> <p><b>It's NOT too late to do this for your 2021 taxes!</b></p> <p>If you love the idea of getting FREE money from the government using these <b>little-known tax loopholes</b> in the IRS Tax Code, then...</p> <p>...get ready for cost segregation strategies that very few people know about.</p> <p>Click below to sign up for this FREE event.</p> <p style="text-align: center;">[Register FREE]</p>	<p>[form]</p>
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<p>Dear Investor,</p> <p>I want to invite you to discover how <b>you can reap huge tax savings</b> using loopholes in the IRS tax code that <u>you may not be aware of</u>.</p> <p>It's all perfectly legal!</p> <p><b>You can use these tax benefits on just about any and every property</b> you now own or plan to purchase. It doesn't matter if you have a single family home, a multi-family home, or commercial properties. <b>The government <u>wants you</u> to have these huge tax savings.</b> After all, you are providing homes for people to live in, right?</p>
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Many investors have used this tax loophole to have **the government virtually pay for the downpayment on their next property!** Yes, you can take full ownership of a property with practically no money of your own.

And it gets even better!

You can take advantage of this **huge tax benefit** even if you don't own any property. You can be a limited partner in a syndicated property and still reap these massive tax benefits--which can be **thousands of dollars in tax savings**.

And that's not all.

### **Tax Savings on Steroids**

As of 2017, the government has put this huge tax benefit on steroids! Imagine getting 10X your money. Now, you can! But this **BONUS tax benefit** is going away soon, so you need to act now.

So, what am I am talking about here?

#### **Cost segregation**

In the most simplest terms, you can speed up the depreciation of your property. Instead of splitting your tax benefit into 27.5 years or 39 years, you can now accelerate your tax benefit into 5,7, and/or 15 years.

**Imagine getting \$100,000 returned to you** in just 15 years or even 5 years instead of the standard 27.5 years (residential) or 39 years (for commercial).

Would you like that?

So instead of getting a measly \$2,564 every year for 39 years, you can now **get \$20,000 for the next five years!**

Now, there is way too much to unpack here, so if you sign up for this special event, we will show you exactly how **you can use the IRS tax code to unlock up to \$100,000** from your properties.

**I will also send you a few videos** that will show you exactly how to use this special government tax break.

To your success!

Toby Mathis, Esq.

P.S. Using this special tax loophole provided by the government is **how real estate moguls get ridiculously rich**. Don't miss out on this gift from the IRS!

**How to Use Cost Segregation to Build  
Massive Wealth in Real Estate**

September 22, 2022

9:00 am - 10:30 am Pacific

**Sign Up Now**

Here's What You Will Discover At This Event:

1. How to use this **tax benefit against your W-2 income**--we'll show exactly how to get your taxable income down to just \$1,000. Imagine paying income taxes on just \$1,000 versus \$100,000.
2. **How to get the government to virtually pay your down payment on a property.** It's like getting a property FREE. Many investors buy properties with none of their own money, get huge cash flow, and still get money back from the government. We'll show you how.
3. Discover this BONUS to the IRS Tax Code that the Trump **Administration passed** that puts all of these benefits on steroids. Imagine getting your \$100,000 all in ONE year instead of waiting decades. Act now because this huge tax incentive is going away soon.
4. Discover the difference between *straight line depreciation* and *accelerated depreciation*. **This isn't your grandfather's tax break that you've heard about.** Oh, no. This is completely different. Seasoned investors who have been investing for decades still don't know about this government tax incentive.
5. You don't even need to own property to get this huge windfall of money. **You can be a limited partner in a syndication and still reap the benefits.** Some investors have made a million dollars and paid NO income taxes and "own" no property.

[FREE Registration]

## Your Speakers

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<p><b>Toby Mathis, Esq.</b> <i>Founding Partner Attorney</i></p> <p>Toby is an attorney on a mission to help investors and business owners keep and grow more. A founding partner of Anderson Business Advisors, Toby helped Anderson grow its practice from one of business and estate planning to a thriving tax practice and registered agent service with tens of thousands of clients nationwide. In addition to advising clients and investing in his own real estate projects throughout the United States, Toby is a member of the <i>Forbes</i> Real Estate and Finance Council and has authored several books, including <i>Tax-Wise Business</i></p>	<p><b>Erik Oliver</b> <i>Accountant &amp; Cost Segregation Expert</i></p> <p>Since 2006, Erik Oliver and his team at Cost Segregation Authority have performed thousands of cost segregation studies across all 50 states. Erik is a cost segregation expert and is responsible for reclassifying a variety of assets for faster depreciation, saving millions of tax dollars for investors like YOU! Not all studies are created equal. Cost Segregation Authority does one thing and one thing only ... cost segregation. That focus delivers an unmatched experience.</p>

<p><i>Ownership</i> (now in its fourth edition) and <i>12 Steps to Running a Successful Business</i>. Toby teaches extensively throughout the US to groups of investors and professionals, with many of his courses certified for continuing education credit for legal, accounting, and real estate professionals. He teaches a popular bi-weekly webinar, Tax Tuesday, where business owners and investors can ask any tax question and get answers LIVE on-air.</p>	
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This is the only event of its kind where you will get the cost segregation knowledge from Erik Oliver combined with the massive real estate tax expertise from Toby Mathis, Esq.

Don't miss out on this one unique experience you won't get anywhere else.

[FREE Registration]