

Dyches Boddiford & Peter Fortunato  
present

## Amassing Tax-Free

# WEALTH

## Using Self-Directed IRAs

November 12 & 13, 2005  
San Francisco, CA



Don't Miss Out!  
Register Early!  
This course Sold Out last time!

Sign up for my  
email newsletter at  
[www.Assets101.com](http://www.Assets101.com)

Theory and practice come together for one dynamic weekend. Just think of how much you could make if you could invest your retirement plan in an investment you already understand. For most of us, that is real estate and notes in our own local markets. Well, properly structured, you can. We have been doing it for years. This weekend is an opportunity to learn how to super-charge your IRA with returns of 12%, 15%, 25%, 50% and higher! You will learn nice and steady, as well as very aggressive, techniques for growth.

Peter and Dyches will join forces in what promises to be a lively conference on self-directed IRA investments. Pete will present case studies and will walk you through, step-by-step, exactly how the transaction would be crafted and the results. He will also suggest scenarios to watch for that can boost your returns significantly.

Dyches will take you through the technical issues in layman terms, as well as sharing some of his own IRA experiences. He and Pete will analyze some actual transactions and show you the different ways they could have been done to gain different advantages or results.

Though the discussion will be mainly concerning using your IRA to invest in real estate in your own locality, other investments could be used as well. For instance, one former student uses his IRA to fund a rental program for commercial dumpsters. He routinely gets a 40%+ return on his invested capital! Think out of the box. Is there an investment that you are aware of that can provide exceptional returns? Bring your ideas and we will discuss them.

A true Self-Directed IRA (Individual Retirement Account) will allow you to invest in almost any prudent investment including real estate, notes and options. This weekend course will show you how powerful self-directed IRAs can be. And we won't just tell you, we will show you techniques that can make your IRA a virtual bank.

The manual for this class will only be available to class attendees and not for sale afterwards.

*Just a few of the topics that will be covered –*

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| <ul style="list-style-type: none"><li>• Simple IRA estate planning strategies that provide tax savings and asset protection</li><li>• Avoiding <b>disqualified transactions</b> that could cost over <u>150% of the investment in penalties!</u></li><li>• How to make sure your lower valuations stand up to IRS scrutiny when converting to a Roth IRA...</li><li>• Get retirement income before you reach age 59½ <u>without penalty!</u>...</li><li>• Custodians that allow IRAs to invest in real estate</li><li>• Investing in real estate, notes and options!</li><li>• Making loans from your IRA</li><li>• Making your kids millionaires with their own IRAs</li></ul> | <ul style="list-style-type: none"><li>• Why <b>Roth IRAs</b> are for everyone! (<u>you only thought you understood them</u>)</li><li>• <b>The S-t-r-e-t-c-h IRA</b> - strategic use of the <b>ROTH IRA</b> for estate planning over multiple generations (you don't want to miss this one!)...</li><li>• Using land trusts and sub-trusts with IRAs</li><li>• How entities can be owned by IRAs (<u>doing it the wrong way can expose your IRA to disqualification</u>)</li><li>• Using <b>SEP-IRAs</b> to <u>sock away 25%</u> of your income</li><li>• Prohibited transactions &amp; disqualified parties</li><li>• <b>SIMPLE Retirement Plan(s)</b> &amp; when to use them</li><li>• and <u>much, much more...</u></li></ul> |
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For more information on the class, see [www.Assets101.com](http://www.Assets101.com)

The best time to start making your pension plan grow was yesterday.

The next best time is **TODAY!**

Build your own "bank" & enjoy your privacy while you do it.

So how do you get wealthy putting away only \$4,000 a year? Well, we will discuss how you can make even small amounts grow considerably. I will show you one example where I invested just \$1,000 in a piece of real estate that returned \$6,149.32 in just over six months. That is over a **1000% annualized return!** It's so simple, you will wonder why you haven't been doing it all along. You may think this is a very high return, but we will show you other ways to get even higher returns, safe and secure. The secret is knowledge.

Also, we will show you how to can **put away up to 25% of your earned income** from your own business each year into a **SEP-IRA**. For those who have only passive income, such as rental property, we will show you how to make just a small portion of your income active for a while so you can contribute to a **SIMPLE-IRA** for seed money. Using this method, you can sock away up to \$14,300.00 (2005) on just \$10,000.00 of active income. It doesn't take much.

Still work for someone else? We will cover how to move pension plan money from an ex-employer to your own self-directed IRA plan. Properly done, these funds can be later moved to a pension plan you create for your own corporation where you hold the checkbook . . . and can even make loans to yourself! However, by the end of the class, we believe you will see how much more powerful the Roth IRA is.

You will find the discussion of the Roth IRAs to be very beneficial. The media has concentrated on your current tax bracket and when you retire to determine whether the Roth IRA will be good for you. We will show you why

**every real estate investor should have a Roth IRA for TAX FREE WEALTH!**

From estate planning to **legally getting out of the tax system**, a Roth IRA makes sense. Talk about privacy, you won't even have to fill out a tax return when you start withdrawing the money!

Just knowing the rules of the game is not enough. To take advantage of these self-directed plans, you have to be able to recognize opportunities to invest profitably, use due diligence in selecting your investments, assure the proper paperwork is executed to protect your investment, and be sure moneys are collected promptly.

That's where Pete comes in. Pete will relate his real-life transaction experiences, **good and bad**. You will gain insights into how he structures transactions. You will see that there are several ways each deal could have been done.

Take advantage of this meeting of investors to network to see what kind of deals are being done in other parts of the country . . . and you may even find someone with whom you can work a deal.

Everyone should have a plan for his or her financial life. In the beginning, you must do things that generate adequate cash flow to support your lifestyle. Once that cash flow is assured, you should begin seeking investments for capital appreciation, not necessarily immediate income. After all, why pay Uncle Sam any more than you have to in taxes? At the same time, you should begin using your self-directed IRA to make investments that will grow exponentially. But it won't happen if you don't start.

**SORRY, NO TAPE RECORDING WILL BE ALLOWED**

**REGISTRATION**

This information is designed to provide accurate and authoritative information in regard to the subject matter covered. It is offered with the understanding that the presenters are not engaged in rendering legal, accounting, or other professional service. If legal advice or other expert advice is required, the services of a competent professional should be sought.

- Adapted from a Declaration of Principals jointly adopted by a Committee of the American Bar Association and a Committee of Publishers and Associations.

Sign me up for -  **Amassing Tax-Free Wealth Using Self-Directed IRAs, Saturday & Sunday, November 12 & 13, 2005**

Conference is 9:00 to 5:00 each day, registration begins 8:30 Saturday

**Clarion Hotel, SFO Airport**

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