

# Benefits of Investing

- Depreciation can significantly reduce taxable income
- Passive income from real estate can be offset by other passive losses
- A Cost Segregation Study (If needed)
- 1031 Exchange
- Distributions from refinancing the property can often be tax-free
- Deduction of mortgage interest paid on the property
- Long-Term Capital Gains
- Qualified Business Income (QBI) Deduction
- 'Opportunity Zone' properties
- State and Local Tax Benefits (varies by state and municipality)



Legal Disclaimer: I am not a financial advisor. This information is not intended as financial or investment advice. Please consult with a Certified Public Accountant (CPA) or your lawyer before making any investment decisions.