

# IRA POWER LOANS

## Real Estate Investor Showcase

### Buying Real Estate with an IRA Mortgage Through Your Self-Directed IRA

Welcome to our real estate investor showcase, where we highlight how savvy investors are leveraging their IRA for property investment. These success stories demonstrate the flexibility and power of utilizing non-recourse loans within your self-directed IRAs.



#### **\$24,907 in Profit to Roth IRA**

##### Semi-Motivated Seller

##### **Investor Bio:**

\$55,000 – Semi-Motivated Seller  
Needs approximately \$30k in repairs

##### **Final Outcome:**

- Purchased with Roth IRA for 55,000, with \$5,000 down
- Seller carried a \$50k note
- Repair Costs = \$29,974
- Sold for \$125,000

##### **TOTAL IRA Funds Invested - \$36,062.00**

Sale Price: \$125,000

IRA Funds: \$36,062

Seller Note: \$50,000

Total Cost: \$86,062

Total Profit: \$38,938 back into my IRA

##### **Unrelated Debt Financed Income Tax (UDFI)**

$\$38,938 \text{ profit} \times 91\% = \$35,433.58$

$\$35,433.58 \times 39.6\% = \$14,031.69 =$

#### **\$24,907 To Roth IRA**

*All investments were made in Equity Trust Company accounts.*





## Achieved Annual Cash Flow: \$7,413

Not enough cash in account, able to acquire first property using leverage

### Investor Bio:

Opened Roth IRA: 2012

Bought Property in 2013: \$135,000

Borrowed: \$130,000, \$5,000 down payment with newly established Roth IRA

Repairs: \$34,500

Current loan balance: \$100,000

Debt %: 75%

Annual Depreciation: \$4,000

### Final Outcome:

Annual NET Operating Income: \$9,357

IRA and 990-T fees: \$980

NET Income after Depreciation: \$5,357

NET Income Subject to UBIT:  $\$4,017 * 24\% = \$964$

TOTAL Invested Cash: \$39,500

Annual Cash Flow: \$7,413

ROI: 18.75%

### Estate and Trust Income Tax Brackets

Income Bracket	Tax Rate
\$0 to \$2,750	10% of income over \$0
\$2,750 to \$9,850	\$275 + 24% of income over \$2,750
\$9,850 to \$13,450	\$1,979 + 35% of income over \$9,850
\$13,450 or more	\$3,239 + 37% of income over \$13,450

*All investments were made in Equity Trust Company accounts.*





**After Tax Profit: \$28,271.76 TAX-FREE**

CESA Account - Leveraged

**Investor Bio:**

Property Purchased with Non-Recourse Loan

**Final Outcome:**

EMD: \$500

Total Investment: \$1,489.23

Loan for purchase and rehab: \$190,000

Loan fees/interest: \$17,100

Return of capital upon sale:

\$251,975.82 - \$190,000 loan

+ \$17,100 interest

= Total profit: \$44,875.82

Estimated UBIT Tax: \$16,604

After Tax Profit: \$28,271.76 TAX-FREE

CoC Return: 1,899%

*All investments were made in Equity Trust Company accounts.*



## **Join the Ranks of These Astute Investors** unlock the wealth potential of your IRA.

Visit [IRAPowerLoans.com](http://IRAPowerLoans.com) today to start an application and unlock the potential of your IRA! With our straightforward process, you can leverage your retirement funds for loans that empower your financial freedom. Whether you're looking to invest in new opportunities or need financial flexibility, IRAPowerLoans.com is your trusted partner. Begin your journey towards financial empowerment!

# **IRA POWERLOANS**