



Create wealth using a R.E.investment portfolio review review to create wealth

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The Problem...

Do you own a number of real estate investments that are in many different locations and the management of these properties have become burdensome? Have you owned these properties for a number of years and your equity position has increased due to the principal pay-down of your mortgage and the increase of value through appreciation over your holding period? Do you have no tax shelter left in your properties because you have no interest expense write-off, because you have no mortgage or no depreciation expense write-off because you have owned your properties forever? Are you not able to sell your properties because of the large amount of taxes that would be due if sold today?

Would you like to use your additional equity in your existing properties to create wealth by purchasing one large property in one location and relieving yourself of most if not all of the day-to-day property management concerns? If this sounds like you, you need the R. J. Gullo's "Real Estate Investment Portfolio Review" performed on your real estate investment portfolio.

The Issue...

Most people would agree that they would like to accomplish these things and most people would say that the reason that they own real estate as an investment is to create wealth. But a lot people do not know how to address the problems to accomplish these objectives. Such as, how do you dispose of these multiple scattered properties that you own, take your equity from these properties and acquire one large property and pay no tax from these dispositions. Sounds great, but the big concern is the timing of all the sales that is necessary to acquire the one large replacement property.

The Solution...

The solution, "R. J. Gullo's Real Estate Investment Portfolio Review." This analysis determines your new equity position today in all the properties in your portfolio and shows you which properties are not performing to their fullest potential and which properties have added equity. With that added equity and the use of leverage you can use the equity to acquire a much larger property which will allow you to control a larger value of real estate and create wealth quicker, again which is the whole purpose of owning real estate as an investment.

In addition, this analysis will show you how to keep 100% of your equity working for you in your new acquisition by not paying any tax on your sales by using a "1031 Exchange". With the use of a "1031 Exchange" and the use of "Leverage" this is the formula to create wealth using real estate. Sounds easy? Well the real challenge is structuring the sale dates of all the relinquished properties being disposed of to meet the 180 day "Exchange Period" clock to qualify for a "1031 Exchange." This is possible today, through what is called a "Parking Exchange." This vehicle allows you to dispose of multiple properties and acquire just one replacement property.

Also, this process allows you to dispose of many management intense properties that you physically manage and allows you to go back into a passive ownership property like a NNN Leased Property such as a KFC, Taco Bell, Walgreens, CVS, to name a few. You would own the property and there would be a long term lease in which the leasee would pay rent and also be responsible for the property taxes, insurance and maintenance of the property, making it management-free. Or you would also have the opportunity to go back into a "co-ownership" arrangement known as a "TIC." Which you would own a portion of a property as a group again making the investment management-free. Or you would also have the ability to go back into a management intense property if that is what your game plan is.

In Closing...

If you have a portfolio of real estate investments and you want to know if they are performing to there potential. If you would like to take your added equity in your current properties to control a much larger property that is management-free or management intense. And would like to know how to pull this all together, then you need a free "R. J. Gullo's real estate investment portfolio review." Russell Gullo, CCIM, CEA, is a certified exchange advisor, president of R. J. Gullo & Co., Inc., West Seneca, N.Y.

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