

# 8 BEST TAX STRATEGIES FOR REAL ESTATE INVESTORS

How to pay little to nothing on your investment property.



Real Estate Investors have a ton of opportunities to save on their taxes. In fact, the tax code was mostly written to benefit people who do what the government can't.. like provide housing. (ie: Real Estate Investing)

There are a lot of opportunities to offset your taxes by doing the following:



1

## DEPRECIATION

Is the government's way of saying that they have realised there is going to be wear and tear on your property, which they will allow you to report as a deduction for the purpose of offsetting the income that you're making from the property.



2

## TRAVEL

Travel expenses from visiting your rental property is a great tax deduction. For example: you live in Arizona, but fly to Washington to manage a property that needs your attention. You can write off the flight, hotel, food and other related expenses you incurred in order to maintain your property.



3

## VEHICLE

This goes hand in hand with TRAVEL. If you use your vehicle. take into account your mileage expense and gas.



4

## MEALS & ENTERTAINMENT

Meals for businesses purposes, including meeting with clients or a significant partner who is a part of the business, are deductible. Entry fees to get into real estate clubs are deductible. If you take a possible client out for drinks and talk property, you can write off those shots shots shots!



5

## EDUCATION

Real Estate courses you purchased are a write off for your company. Educational pieces like watching documentaries on netflix, subscribing to The Wall Street Journal, NY Times.. etc are deductible.



6

## PAYING YOUR CHILDREN

Pay your kiddos as employees and save! Remember, they are taxed in a lower tax bracket. Numerous activities like organising your office, delivering postcards etc. can be paid work for your children.



7

## HOME OFFICE

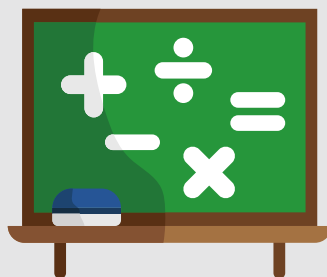
Having a door that closes is one way to make sure your space counts as a home office. Purchasing a computer, fax machine, calculator, internet etc are all write offs. As long as you can prove they were both ordinary and necessary expenses for your business, you're in the clear!



8

## MANAGEMENT FEE

If you are paying a property management company a 10% monthly fee, that can also be considered a tax deduction. You can report those payments as necessary to run and maintain your business.



$$\text{Gross Rental Income} - \text{Busines Deductions} = \text{Net Rental Income}$$



If you're a Real Estate Investor and you find yourself paying a substantial amount in taxes, you are doing it **WRONG**.



If you would like any help with figuring out exactly which expenses you can write off, feel free to reach out to us. We believe this knowledge should be free!



**FREE CONSULTATION**  
**888-749-9368**