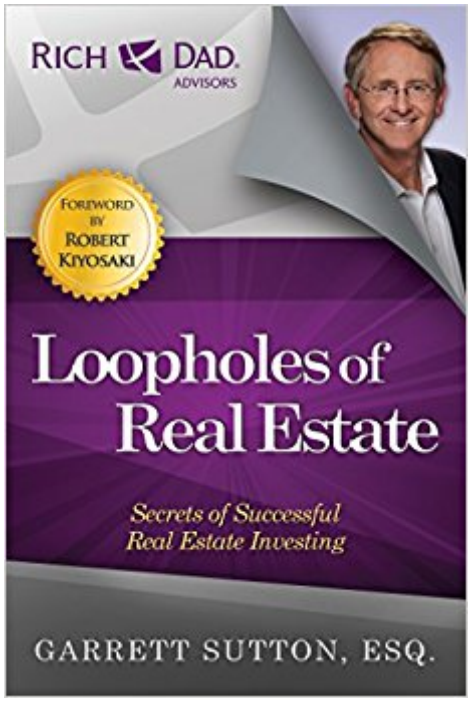
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# Loopholes Of Real Estate (Rich Dad's Advisors (Paperback))




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## Synopsis

The Loopholes of Real Estate reveals the tax and legal strategies used by the rich for generations to acquire and benefit from real estate investments. Clearly written, The Loopholes of Real Estate shows you how to open tax loopholes for your benefit and close legal loopholes for your protection.

## Book Information

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## Customer Reviews

Voted Best Business Book in 2014! by Pacific Book ReviewLoopholes of Real Estate clearly reveals the tax and legal loopholes you need to know to be a successful real estate investor. Knowledge is power; this book is a must read for the strategic investor. - Geraldine Barry, President SJREI Association & Publisher of REI Voice MagazineThere is no time like the present to take steps towards a successful real estate investing venture especially with using this book as your guide. Written by Garrett Sutton who is an acclaimed author, lawyer and advisor to the well-known and well-received, Rich Dad Poor Dad series of financial self help books. Mr. Sutton has also authored numerous other books on Financial/Business self help, therefore the reader can rest assured that the information contained in this book is reliable because it is coming from an expert source and is not offering vague advice on a "getÃ¢â ¬â œerichÃ¢â ¬â œequick scheme." Loopholes of Real Estate is an updated version of previously published edition(s).The book is divided into five parts each section relevant to the varied aspects of successful real estate investing and the loopholes that protect the resulting assets. Part One - Real Estate Advantages contains the background information (theories and facts) on real estate investing and its benefits. Part Two Ã¢â ¬â œGet in

the Game advises readers on how to devise an investment plan, gather your personal advisement team, and decide on your investment. Part Three Ã¢â ¬â œ Tax Strategies - demonstrates how to analyze the financial potential of possible investments, looks at tax advantages and managing your investments. Part Four- Legal Strategies illustrates various legal methods for protecting your investments. Part five Ã¢â ¬â œ Selection Strategies informs readers of legal and other issues pertinent to choosing a potentially profitable property. Found at the end of every chapter, are sections that detail the viable loopholes related to the information included in the chapter. Also contained in the book are multiple, relevant checklists, referrals to other informative resources (online) and books written by other experts in the real estate field.Being that I am neither a real estate Investor nor someone who has a working knowledge of such things, I expected this book to be boring and doused in confusing lingo but instead I was pleasantly surprised. Written in a friendly tone and worded so that it is easy to understand, this is a precisely written, thoroughly organized guide to all things real estate; it does not just inundate the reader with laws, tax rules, and loopholes it offers lucid explanations demonstrated by case examples that depict real life situations. Additionally, this is not just a book for those looking to attain wealth through real estate investing it also serves as an intensely informative resource for business owners, married couples, business partners, and particularly homeowners, especially chapters 25 (Protecting Your Home and Related Asset Protection Strategies), 29 (Duties Owed by Real Estate brokers and Agents), and 30 (Legal Due Diligence).This is an excellent book for those looking to invest in real estate - the information contained in this book does well to clarify the doÃ¢â ¬â„¢s, donÃ¢â ¬â„¢ts and loopholes and I heartily recommend this book as a must read for anyone interested in real estate on any level. Whether you’re buying your first home, or adding another multi-unit apartment complex to your vast real estate portfolio, Garrett SuttonÃ¢â ¬â„¢s book is a fantastic overview of the "nuts and bolts" of buying, owning and selling real estate. - Pacific Book Review...Sutton (Run Your Own Corporation, 2012, etc.), an attorney, expert in business law and one of ... Robert T. KiyosakiÃ¢â ¬â„¢s stable of Rich Dad Advisors, offers clever, if complicated, new ploys to grow and safeguard a fortune. He begins with a motivational sketch of the cash-flow investment doctrine popularized in KiyosakiÃ¢â ¬â„¢s Rich Dad Poor DadÃ¢â ¬â ¢buy rental properties with borrowed money; rake in cash from tenants; leverage the equity to buy new properties; repeat until richÃ¢â ¬â ¢but focuses on the labyrinthine Ã¢â ¬Å“loopholesÃ¢â ¬Â• that make the formula tenable. The first kind involves subtle tax dodges that add greatly to the profitability of property investmentsÃ¢â ¬â ¢everything from Ã¢â ¬Å“cost segregationÃ¢â ¬Â• depreciation to Ã¢â ¬Å“passive lossÃ¢â ¬Â• allowances to the Ã¢â ¬Å“1031 exchange.Ã¢â ¬Â• The flip side of amassing real estate wealth, the author

continues, is protecting it against lawsuits, especially those filed by tenants. Sutton therefore explores another suite of legal loopholes for sheltering assets from court judgments, including insurance, limited liability corporations that distance owners from their wealth, and the tactic of loading properties with debt so they are less tempting targets for plaintiffs. There is plenty of arcane tax, legal and corporate-structuring lore here, but Sutton explains it in admirably lucid, straightforward prose supplemented with entertaining fictional case studies, including a picaresque involving an alpaca ranch, a moonshine still and whiplash payouts. Readers will learn a lot from the book, though not quite enough to master the subject; Sutton stresses that a team of expert Ã¢â ¬Å“advisorsÃ¢â ¬Â•Ã¢â ¬â ¢a lawyer, broker, accountant, insurer, property managerÃ¢â ¬â ¢is indispensable for guiding investors profitably through the legal/financial minefield....Novice investors will find it an excellent road map for getting started. Readers looking for easy money may be discouraged by SuttonÃ¢â ¬â„¢s demonstration of just how complex real estate money can be, but others will find helpful guidelines, tips and tricks presented in a clear, engaging style.- Kirkus Reviews

Garrett Sutton: Garrett Sutton is an attorney, best selling author and one of Robert KiyosakiÃ¢â ¬â„¢s Rich Dad Advisors. A clear and engaging writer, Garrett demystifies legal topics and presents them in a very understandable and accessible manner.Garrett has over thirty years experience in assisting individuals and businesses to limit their liability, protect their assets, implement advantageous corporate structures and advance their financial goals.Garrett is the author of “Start Your Own Corporation,Ã¢â ¬Â• “Writing Winning Business Plans,Ã¢â ¬Â• “Buying and Selling a BusinessÃ¢â ¬Â• and “The ABCÃ¢â ¬â„¢s of Getting Out of DebtÃ¢â ¬Â• among other titles.Garrett is the owner and operator of CorporateDirect.com, which since 1988, has provided affordable asset protection and corporate formation services, as well as resources for entrepreneurs and real estate investors. Robert Kiyosaki, the best selling author of Rich Dad, Poor Dad calls Garrett and Corporate Direct “the premiere source for asset protection strategies.Ã¢â ¬Â•Garrett attended Colorado College and the University of California at Berkeley, where he received a B.S. in Business Administration in 1975. He graduated with a J.D. in 1978 from Hastings Law, the University of CaliforniaÃ¢â ¬â„¢s law school in San Francisco. He has appeared in the Wall Street Journal, the New York Times, and other publications. Garrett enjoys speaking on asset protection strategies and is a frequent lecturer for business groups and the Rich DadÃ¢â ¬â„¢s Advisors educational series.Garrett serves on the boards of the American Baseball Foundation, located in Birmingham,

Alabama, and the Reno-Nevada based Sierra Kids Foundation.For more information on Garrett Sutton, please visit his Web sites at www.sutlaw.com, www.corporatedirect.com, and www.successdna.com.

I am an attorney in private practice and have many clients who fancy themselves real estate professionals. Very few of them, whether they own many properties or only a few, truly know and understand how to maximize the tax and legal advantages of real estate. I intend to recommend this book to all of my clients (and colleagues) who either already engage in, or express a desire in, real estate investing.Garrett Sutton's book, "Loopholes of Real Estate", is the best and most comprehensive book that I know of to frame a person's perspective of real estate investment through the lenses of tax minimization, asset protection, and cash flow maximization. Mr. Sutton, formerly a real estate broker himself and currently a real estate investor and attorney, brings real life experience, the law, and the professional knowledge of some of Robert Kiyosaki's greatest Rich Dad Advisors to bear in this outstanding work. This book is a survey of real estate law and investing concepts that is an absolute steal as a mass market product. The information in this book is sold for hundreds if not thousands of dollars in other media such as seminars, academic courses, and professional books.Sutton covers a myriad of topics, with an overall emphasis on tax minimization and keeping your investments out of the reach of ambulance-chasing attorneys. Among the topics covered in this book are:(a) the basics of asset depreciation including using cost segregation to maximize passive loss;(b) overview of 1031 exchanges and the basics of how to use and implement them;(c) concepts of property management;(d) how to hold real estate, including a devastating indictment of land trusts and the scam artists who promote them as a form of asset protection;(e) how to structure your real estate holdings, including how to use corporations, limited liability companies, and limited partnerships, including the different tax classifications of same (e.g., "S corp" versus "disregarded entity");(f) how to layer your protective countermeasures using insurance, debt encumbrances, your state's homestead exemption, and equity stripping;(g) the different ways to hold title to real estate (e.g., the differences between tenancy in common and joint tenancy);(h) The different types of conveyances (e.g., grant 'warranty' deeds versus quit claim deeds) and their legal implications;(i) the "double negative" problem of investing in real estate using a Traditional (or Simple/SEP) IRA; and how to use a self-directed Roth IRA to invest in real estate if you choose to do so; and(j) how to protect your personal residence from creditors, including the proper use of your state's homestead exemption, LLCs, and debt encumbrance.Sutton's true brilliance is in how he crystallizes difficult, complex subjects into bite-size morsels that are easily consumed and digested

by non-lawyers and non-real estate professionals. The Audible version of this book is narrated by Sutton himself, in a folksy, conversational tone which you can hardly tell is a narration at all. Listening to the audiobook often made me feel as if I was sitting in a chair in Sutton's law office having a personal conversation with him about how to achieve my real estate investment objectives. It is an absolutely brilliant production.There are many other topics covered in this book which you will find helpful and enlightening. Throughout the book, Sutton uses the case study method (used in law schools and business schools) to bring to life the reasons why proper asset protection planning and tax strategies can both maximize your income, minimize your tax liabilities, and protect your investments.In closing, I can't recommend this book more highly for anybody in any way connected with real estate. This should be the first thing you read about real estate investing, and Sutton provides numerous references for more in-depth discussions of certain topics. I recommend purchasing the Audible version and listening to it in the car, doing the dishes, and performing other chores, and then either owning the physical book or Kindle edition as a desktop reference. Rich Dad has once again hit a home run, and has successfully demystified and deconstructed a complex and daunting profession. With "Loopholes of Real Estate", the advantages of real estate investing are now open and accessible to ordinary Americans from every walk of life.Thank you, Mr. Sutton and Mr. Kiyosaki.

Garrett Sutton always provides very useful and easy to read information to help people create powerful asset protecting structures.His strategies keep you protected from creditors by making litigation infeasible. Even if you have a judgement against you, if you're set up properly, you won't need to legally pay the creditor.

I loved Rich Dad, Poor Dad. This my second in the series and I want to read them all. I appreciate the collaboration of the team members on this project and think it was very well written. Technical and professional language and laws broken down into English. Examples and stories help you relate and understand the process. I've just started building my team and am confident we will go far. Don't wait any longer, get out there.

Good book, I have spoken to Garrett Sutton. He is interesting, intelligent, insightful and has lots of good advice that I have used. I recommend it.

I am still listening to this one ... so far its great information and readily digested. also good

background information given regarding taxes and what a "loophole" really is and is not.

if you have read "Rich Dad" series of books, this book will clarify msny of the things Robert mentions in his book.I loved the book and the way Garrett explains different laws/rules with a hypothetical examples and pictures makes things very easy to understand.Highly recommended for anyone getting started with real estate investing and protecting the acquired assets

Excellent book. Highly recommended.

Good info for a beginner

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