

BENEFITS OF USING NARS LAND TRUST FOR REAL ESTATE

1. **TRANSFER FULL OWNERSHIP, INCLUDING TAX BENEFITS... WITHOUT TITLE TRANSFER**
2. **ACQUIRE (OR SELL) PROPERTY OF ALL TYPES WITHOUT CASH OR CREDIT... OR TITLE TRANSFER**
3. **SHIELD ANY PROPERTY FROM LIENS, LAWSUITS AND JUDGMENTS, INCLUDING IRS LIENS**
4. **TRADE INCOME-TAX BENEFITS FOR HIGHER RENTS FROM A LEASE TENANT**
5. **CHARGE MUCH LOWER AFTER-TAX RENT WHILE RECEIVING MORE PER-MONTH**
6. **TAKE OVER LOAN PAYMENTS WITHOUT A *DUE-ON-SALE CLAUSE* COMPROMISE**
7. **TRANSFER REAL ESTATE WITH ONE DOCUMENT, WITHOUT ESCROW INVOLVEMENT**
8. **STRUCTURE EQUITY-SHARES SAFELY AND EFFECTIVELY WITHOUT *TENANTS IN COMMON***
9. **STRUCTURE LEASE OPTIONS WITHOUT POSSIBLE "EQUITY" CLAIMS TO FORESTALL EVICTION**
10. **STRUCTURE ALL CREATIVE FINANCING OBJECTIVES SAFELY, WITHOUT THE THREAT OF UNTOWARD ACTIONS BY EITHER PARTY**
11. **PUT SELLERS AT EASE WHO WOULD NEVER TRUST CREATIVE FINANCING OR INVESTORS**
12. **STRUCTURE PARTNERSHIPS WITHOUT STANDARD INCOME-TAX REPORTING OBLIGATIONS**
13. **HIDE YOUR REAL OWNERSHIP FROM ALL PRYING EYES.**

- 14. AVOID REASSESSMENT AND PROPERTY TAX INCREASES WHEN TRANSFERRING OWNERSHIP**
- 15. AVOID RECONVEYANCE (TRANSFER) FEES WHEN TRANSFERRING OWNERSHIP INTEREST**
- 16. CONVERT *REALTY* TO *PERSONALTY*, WHILE STILL QUALIFYING FOR 1031 REAL ESTATE TAX- DEFERRED EXCHANGE EXEMPTION**
- 17. DELAY TAXATION ON CAPITAL GAINS WHEN TRANSFERRING OWNERSHIP**
- 18. MAINTAIN COMPLETE PRIVACY AND ANONYMITY OF OWNERSHIP**
- 19. AVOID PROBATE UPON THE DEATH OF AN OWNER**
- 20. ATTAIN SIMPLICITY IN MULTIPLE OWNERSHIP (ONLY ONE PARTY NEED SIGN DOCUMENTS)**
- 21. STRUCTURE SAFE AND PROFITABLE LEASES AND OPTIONS WITH THE LAND TRUST**
- 22. AVOID PUBLIC DISCLOSURE OF ACQUISITION AND/OR SALES PRICES**
- 23. AVOID *PARTITION* DURING A DISSOLUTION OF A BUSINESS PARTNERSHIP OR A MARRIAGE**
- 24. AVOID THE NECESSITY OF ACQUIRING NEW TITLE INSURANCE UPON TRANSFER OF CONTROL**
- 25. NON-REALTORS CAN SIDE-STEP CERTAIN REAL ESTATE BROKERAGE REGULATIONS**

- 26. ELIMINATE DAMAGE BY SPOUSAL CLAIMS AND SABOTAGE IN MARITAL DISPUTES**
- 27. SAFELY AND EASILY ACQUIRE FORECLOSURES WITHOUT BANK INVOLVEMENT**
- 28. AVOID SEASONING ISSUES AND DOUBLE-ESCROWS IN FLIPS AND ASSIGNMENTS**
- 29. 'CONDOMINIUMIZE' APARTMENT BUILDINGS WITHOUT PERMITS, APPROVAL OR REFURBISHMENT**
- 30. STRUCTURE SIMPLE *TIME-SHARES* WITH VACATION PROPERTY**
- 31. HANDLE *FORECLOSURE BAILOUTS* WITHOUT *EQUITY- STRIPPING* AND VIOLATION OF CIVIL CODE REGS. (I.E. CA. §§1695 AND 2045)**
- 32. MAKE BIG MONEY WITH TENANT/BUYERS WHO HAVE MINIMAL CASH AND POOR CREDIT**
- 33. MANAGE OUT-OF-AREA INCOME PROPERTY WITHOUT COST OR PERSONAL INVOLVEMENT**
- 34. ACQUIRE GROSSLY OVER-ENCUMBERED AND OVER- LEVERAGED PROPERTY FOR BIG PROFITS**
- 35. OWN A HOME FOR YEARS AND STILL QUALIFY AS A 1ST- TIME HOMEBUYER LOAN**

**36. SALE THROUGH LIGHTENING FAST CLOSINGS  
WITHOUT ESCROW OR TITLE  
INVOLVEMENT**

**37. ENHANCE YOUR CREDIT STRENGTH AND  
LEVERAGE BY NOT SHOWING AN  
INCOME PROPERTY SCHEDULE ON  
MORTGAGE APPLICATIONS**

**38. LOAN MONEY WITH REAL ESTATE SECURITY  
WITHOUT THE EXPENSIVE AND COSTLY  
PROCESS OF STANDARD  
FORECLOSURE TO CURE A DEFAULT AND REACH THE  
PROPERTY. I.E. REPOSSESS**

**PERSONALITY VERSUS FORECLOSING  
ON REALTY.**

Designate your *Roth IRA* as the investor beneficiary in (some of) your Equity Holding Transfers™ to earn millions and NEVER pay any income tax on your profits