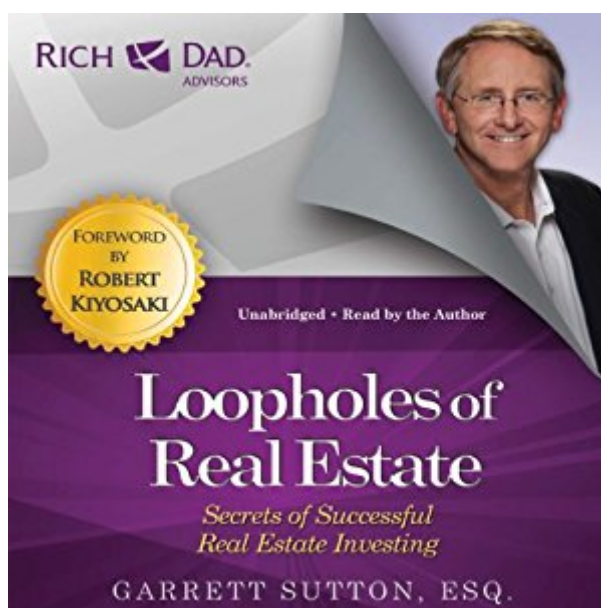


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# Loopholes Of Real Estate: Secrets Of Successful Real Estate Investing (Rich Dad Advisors)



## Synopsis

Loopholes of Real Estate is for the first time as well as seasoned investors. It reveals the legal and tax strategies used by the rich for generations to acquire and benefit from real estate investments. The audiobook clearly identifies how these loopholes can be used together to maximize your income and protect your investments. Written in easy to understand language, this audiobook demystifies the legal and tax aspect of investing with easy-to-follow, real-life examples.

## Book Information

Audible Audio Edition

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## Customer Reviews

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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