

## WHAT'S MY RETURN ON INVESTMENT USING THE DST?

How much will capital gains tax, income tax or estate tax cost you if you don't use the Deferred Sales Trust (DST)?

How many hours will be lost focusing on toilets, trash, tenants, and termites if you don't sell your asset due to large capital gains tax?

Will overpaying for a 1031 exchange property instead of a DST put you in a compromised financial position?

How many deals are going to pass you by because you did not have liquidity on the sidelines to jump on the opportunity since you settled for the 1031 exchange?

How much stress and increased risk will be caused by having too much debt and not enough diversification if you don't sell your highly appreciated asset?

How much more tax will you pay on cash flow with an old depreciation schedule because you did not use a DST.

Did you know the DST gives you a new depreciation schedule on the purchase of active investment real estate properties when you J.V. partner with the DST?

Did you know you can delay payments from the DST for a few years which can lower your overall income tax?

## WHAT COMES WITH THE DST?

- Full Deferred Sales Trust (DST) Tax and Legal Structure. The legal fee is tax-deductible at the DST level.
- The DST legal team will work with your CPA to properly report your personal tax return. CPA/ DST Tax Attorney Access -(Bring your trusted CPA to help you investigate the DST, however, please to have them sign the DST NDA)
- Lifetime IRS DST Audit Defense with DST Legal Team with 100% 25+ year successful track record. 24/7 access to view investments at TD Ameritrade or similar brokerage account with real-time online updates.
- Transaction coordination with your broker or attorney who is selling your asset.
- Professionally Prepared Tax Return Service for the DST.
- Accounting report professionally prepared each year to give you clarity on the performance of the DST.
- **BONUS:** Access to a professional network of CRE Brokers, Luxury Realtors, M&A Advisors, Business Brokers, and Living Trust and Estate Planning Attorneys.
- **BONUS:** Capital Gains Tax Solutions NV, LLC is in Nevada which is the tax-favorable state for the trust.

**100% no cost unless you choose to use the DST and your deal actually closes. We only get paid when your tax is deferred. In the event, the transaction is not completed by you, or persons or entities related or controlled directly or indirectly by you, or your family members, then no fee shall be due.**



## Deferred Sales Trust™ (DST) - Fee Overview

Sale Transaction DST Legal Fee (One time & based on Asset Gross Sales Price)	
Amount of Gross Sales Price up to \$1 Million	1.50 %
Any portion over \$1 Million	1.25 %
<i>Minimum Legal Fee is \$5,000</i>	

DST Annual Fees (In Network)			
Percentages are based on the total assets within the Trust at the time the fee is assessed. Financial Advisor Fee is <u>only charged</u> for security investments such as stocks, bonds, mutual funds, ETF...etc. <b>At least 20% of Net Trust Value must be invested in securities to maintain liquidity and diversification of the trust.</b>			
Total DST Assets	Trustee Fee *	Recommended Financial Advisor Fee **	Total Annual Fee
\$0 - \$3,000,000	.85%	.65%	1.50%
\$3,000,001 - \$5,000,000	.80%	.60%	1.40%
\$5,000,001 - \$10,000,000	.75%	.55%	1.30%
\$10,000,001 - \$20,000,000	.70%	.50%	1.20%
\$20,000,001 - and above	.65%	.45%	1.10%
<i>* Trustee fee paid at close of escrow &amp; once a year thereafter starting on October 1st.</i>			
<b>** Financial advisor fee listed above may vary depending upon the type of investment strategy approved by the noteholder. Each Financial Advisor has their own fee schedule with fee breaks based on the total amount of equity under management.</b>			
<i>Minimum Trustee Fee is \$5,000</i>			

Out of Network Annual Fee (if applicable) *				
<i>Below is the additional Trustee Fee Schedule for Out of Network Investments (OON). <b>Up to 80% of the Net Trust Value may be invested in OON Investments</b> such as: investment real estate, Reg D investment ( passive real estate or business syndications/funds ), private businesses, hard money loans, and/or any other investment not acquired through the financial advisor. This OON fee is in addition to the DST Annual Fees above, except that there is no financial advisor fee applicable.</i>				
OON Invested Assets	OON Annual Fee	Total Annual Fee of OON Funds	OR	If Reg D Investment
\$0 - \$3,000,000	.65%	1.50%		2%
\$3,000,001 - \$5,000,000	.60%	1.40%		1.95%
\$5,000,001 - \$10,000,000	.55%	1.30%		1.85%
\$10,000,001 - \$20,000,000	.50%	1.20%		1.80%
\$20,000,001 - and above	.45%	1.10%		1.75%
<i>* If zero outside of network investments are made then this fee is <b>NOT</b> charged. There are <b>no</b> double charges.</i>				

Other Costs *	
Trust Tax Return	Estimated \$1,300 - \$2,500 annually
Financial Reporting Fee	\$250 annually
DST Bank Account	\$500 annually (if needed)
JV LLC Setup Cost	Estimated \$1,500 - \$3,500 (If needed for OON investments)
<i>* These other costs charges can increase over time</i>	

Your signature below indicates that you have read, understand, and agree to these fees.

Noteholder(s):

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date