



Building Wealth in Real Estate

Presented by Brett Wilde - Wilde Team





What Questions do you have about Real Estate Investing?





Market Update Today vs 2008

- Interest Rates (4.5% vs 7.5%)
- Inventory (0.95 months vs 7 months)
- Lending Requirements





Lending Requirements

- 2008 Lehman Brothers Bankruptcy
- Stated Income Loans
- Speculative Home Buying





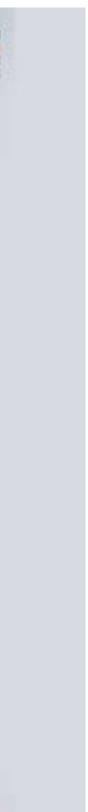


Why Invest in Real Estate?

- Tangible Asset
- Tax Advantages
- Stable Rent Revenues







Areas of Real Estate Investing What areas do you want to invest in?

<u>Be a Homeowner</u>

- Long-Term Buy & Hold
- Fix-and-Flip
- Wholesaling
- House Hacking
- Live-in Flip
- Vacation Rentals

- BRRRR Investing
- Short-Term Buy & Hold
- Seller Finance
- Lease Options
- Joint Ventures

How to Analyze a Deal Option 1 - Long-Term Rental Property (Indiana - Townhome)





\$299,900

2,876 SqFt

3 Beds

4 Baths

4 Quadrants of Real Estate Investing **Cash Flow** Appreciation **Tax Benefit Principal Paydown**



Option 1 - Long-Term Rental Property (SF Indiana)

Cash F

Purchase Price = \$299,900Interest Rate = 5%20% Down = \$59,980 Closing Costs: \$5,000 Acquisition Fee: \$6,000 **Total Cash Invested: \$70,980**

Total Monthly Payment Interest = \$999.67Principal = \$288.28Taxes = \$101.08Insurance = \$125.00Management = \$250.00 Maintenance = \$50.00 Vacancies = \$50.00

TOTAL EXPENSES = \$1,864.03

Borrower Annual Income \$100,000 (Tax Bracket 25%)

Rent = \$2,500Expenses = \$1,864

Cash Flow = **\$635.9**

\$635.97 x 12 = **\$7,6**

\$7,631.69 / \$70,98

Tax Bei

1. Depreciation 254,915 (Structure Onl \$9,269.64 x 25% (tax

2. Mortgage Interest 999.67 x 12 = \$11,996. $$11,996.04 \times 25\% =$

2,317 + 2,999 = 5,3317 + 2,999 = 5,3317 + 5,357 + 5,357 + 5,377 +\$5,316 / \$70,980 = **7.5**

low			Appreciation
0.00 4.03		Ρι	urchase Price = \$299,900 x 5% \$14,995.00/year
97/mo		¢	14,995 / \$70,980 (down) = 25%
,631.69/year		Φ	14,995 / \$70,960 (0000) = 2376
80 (down) =	10.7%	25%	
enefit	7.5%	4.9%	Principal Paydown
nly) / 27.5 years			Principal Paydown ncipal = \$288.26 x 12 = \$3,459.3
enefit nly) / 27.5 years bracket) = \$2,3 ⁴ 5.04 \$2,999			





How to Analyze a Deal Option 2 - (Indiana - Single Family)







\$289,900 2,652 SqFt

4 Beds

2.5 Baths



Option 2 - Single Family (Indiana)

Cash F

Purchase Price = \$299,900 Interest Rate = 5% 20% Down = \$57,980 Closing Costs: \$5,000 Acquisition Fee: \$5,998 **Total Cash Invested: \$68,978**

Total Monthly Payment

Interest = \$966.33Principal = \$278.66Taxes = \$99.67Insurance = \$125.00Management = \$220.00Maintenance = \$50.00Vacancies = \$50.00

TOTAL EXPENSES = **\$1,789.66**

Borrower Annual Income \$100,000 (Tax Bracket 25%) Rent = \$2,200 Expenses = \$1,789

Cash Flow = \$410.3

\$410.34 x 12 = **\$4,9**

\$4,924.08 / \$68,97

Tax Be

1. Depreciation 246,415 (Structure Onl \$8,960.55 x 25% (tax b

2. Mortgage Interest 966.33 x 12 = \$11,596. \$11,596.00 x 25% = **\$2**

\$2,240.14 + \$2,899 = \$ \$5,139.14 / \$68,978 =

low			Appreciation
0.00 9.66		Ρι	urchase Price = \$289,900 x 5% \$14,495.00/year
34/mo		<u>ф</u>	
,924.08/year		\$	14,495 / \$68,978 (down) = 21%
78 (down) =	7.14%	21%	
enefit	7.45%	4.8 4%	Principal Paydown
nly) / 27.5 years bracket) = \$2,2 4	40.14	Prir	ncipal = \$278.66 x 12 = \$3,343.9
5.00 52,899			\$3,343.92 / \$68,978 = 4.86%
\$5,139.14			



How to Analyze a Deal **Option 3 - (Utah - Towhhome)**









\$489,000 2,090 SqFt

4 Beds

3 Baths



Purchase Price = \$489,000 Interest Rate = 5% 20% Down = \$97,800 Closing Costs: \$5,000 Acquisition Fee: \$0 **Total Cash Invested: \$102,800**

Total Monthly Payment Interest = \$1630Principal = \$470.05Taxes = \$160.50Insurance = \$25.00HOA = \$180.00

TOTAL EXPENSES = \$2,465.55

Borrower Annual Income \$100,000 (Tax Bracket 25%)

Option 3 - Townhome - Utah

Cash F

Rent = \$2,5 Expenses = \$2,465

Cash Flow = **\$34.4**

\$34.45 x 12 = **\$41**

\$413.45 / \$102,80

Tax Be

1. Depreciation \$415,650 (Structure Or \$15,114.55 x 25% (tax

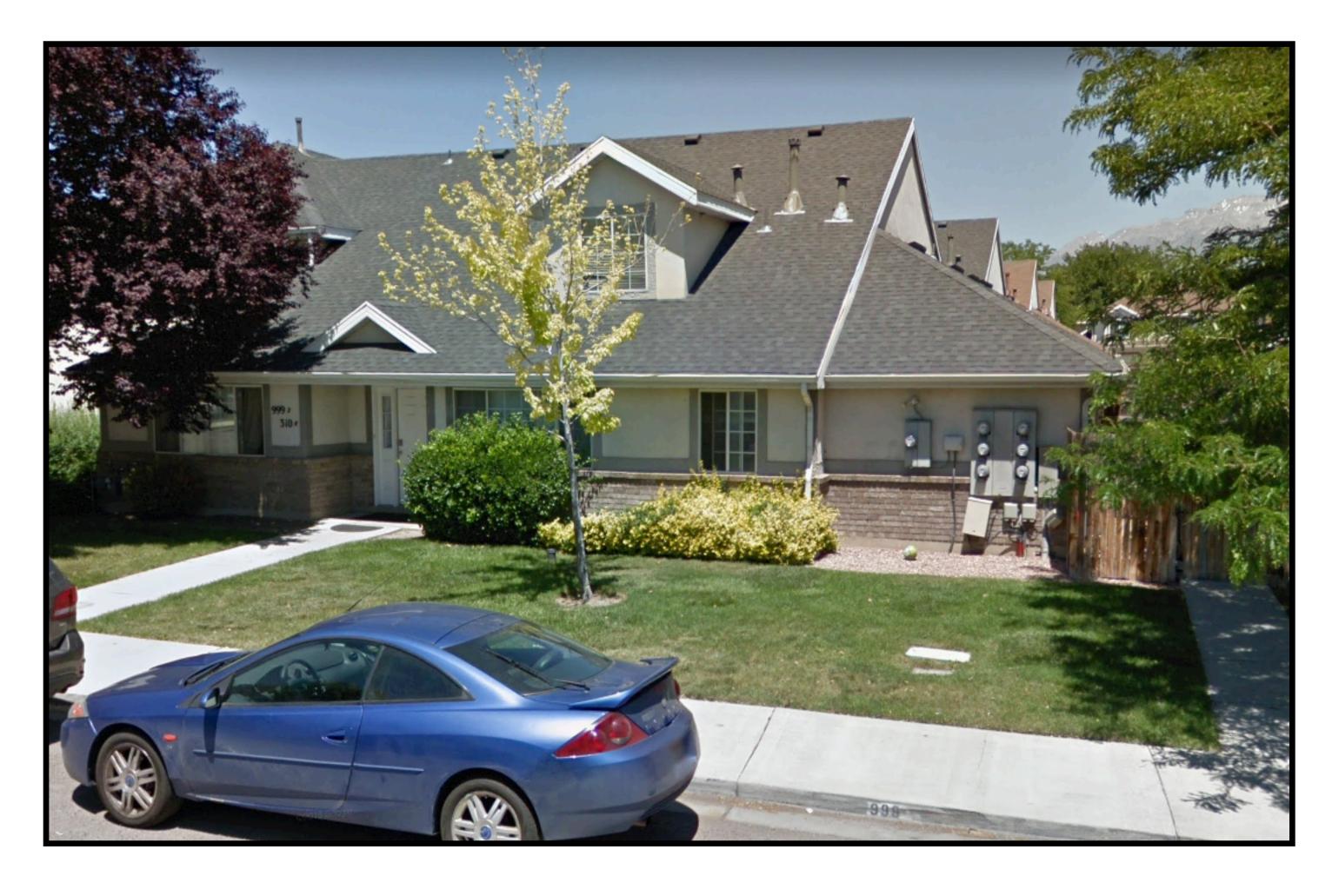
2. Mortgage Interest 1,548.50 x 12 = \$18,58 \$18,582 x 25% = **\$4,6**4

\$3,778.64 + \$4,645.50 \$8,424.14 /\$102,800 =

low			Appreciation
,500 5.55		Pur	chase Price = \$489,000 x 10% \$48,900/year
15/mo		ሮ / ዓ	8,900 / \$102,800 (down) = 47%
13.45/year		Φ40	5,900 / \$102,000 (0000) = 4770
00 (down) =	0.40%	47.5%	
enefit	8.19%	5.48 %	Principal Paydown
enefit Only) / 27.5 years x bracket) = \$3,7			Principal Paydown ncipal = \$470.05 x 12 = \$5,640.6
) Nly) / 27.5 years		Prir	



How to Analyze a Deal HELOC (How to Leverage your Equity)





\$400,000 1,950 SqFt 4 Beds

3 Baths



Option 3 - HELOC (Leverage your Equity)

How are you leveraging your Equity?

Equity

- Value = \$400,000
- Equity = **\$240,000**

Loan to Value 85%

- - **\$180K Available Credit**

Property Value = \$400,000Loan = \$160,000Equity = \$240,000

FORMULA:

(Value x 85%) - Loan Balance = Max Amount HELOC

Loan = \$160,000

 $400K \times 85\% = 340K - 160K = 180K$

*Use it just like a credit card

Variable Rate = 3.99% **Fixed for 5 years = 3.5\% Fixed for 7 years = 3.75% Fixed for 10 years = 4.0\%**

*Disclosure: Data pulled from the UCCU website.



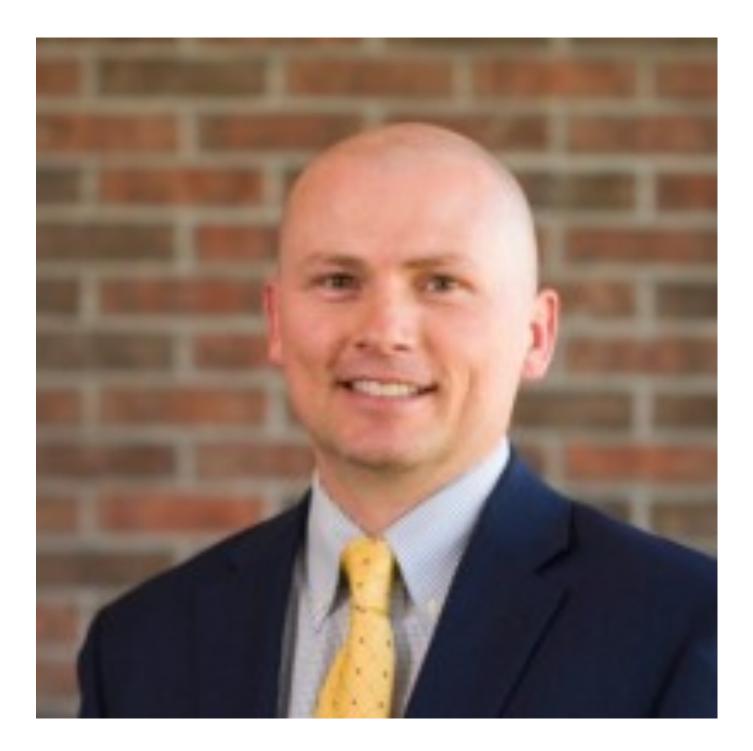
Cost Segregation Tax Strategies for Long-Term Buy & Hold





Total Cost for Study **\$6,270** Future Tax Credit = **\$174,234**





Jeffrey Butler

escription	Date Placed in Service		Amount	Asset Class		ADS Life	Method	IRC Section	Convention	Dej	rent Year preciation endar Year 2021
Year Property											
Flooring	8/10/2021	\$	9,551	57.0	5	9	200DB	1245	HY	\$	9,551
Wall Coverings & Blinds	8/10/2021		1,069	57.0	5	9	200DB	1245	HY		1,069
Shelving / Paneling	8/10/2021		2,476	57.0	5	9	200DB	1245	HY		2,476
Data / TV Equipment	8/10/2021		697	57.0	5	9	200DB	1245	HY		697
Appliances	8/10/2021		6,931	57.0	5	9	200DB	1245	HY		6,931
Special Plumbing & Sinks	8/10/2021		6,976	57.0	5	9	200DB	1245	HY		6,976
Electrical for Personal Property	8/10/2021		7,329	57.0	5	9	200DB	1245	HY		7,329
Counters & Cabinets	8/10/2021		30,287	57.0	5	9	200DB	1245	HY		30,287
		\$	65,316							\$	65,316
Year Property											
Telephone / Communications Equipment	8/10/2021	\$	369	0.11	7	10	200DB	1245	HY	\$	369
		\$	369							\$	369
5 Year Property											
Landscaping	8/10/2021	\$	39,526	00.3	15	20	150DB	1250	HY	\$	39,526
Land Improvements	8/10/2021		12,635	00.3	15	20	150DB	1250	HY		12,635
Fencing	8/10/2021		80,916	00.3	15	20	150DB	1250	HY		80,916
		\$	133,077							\$	133,077
7.5 Year Property											
Building	8/10/2021	\$	206,818		27.5	30	SL	1250	MM	\$	2,821
Plumbing	8/10/2021		8,520		27.5	30	SL	1250	MM		116
Heating, Ventilating, Air Conditioning	8/10/2021		20,474		27.5	30	SL	1250	MM		279
Electrical Distribution System	8/10/2021		9,196		27.5	30	SL	1250	MM		125
Roof	8/10/2021		25,330		27.5	30	SL	1250	MM		346
		\$	270,338							\$	3,687
<u>Tie to Cost Seg</u>		\$	469,100							\$	202,449
Total Excluded Costs			268,400								
Total Amount		s	737,500								

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											.,
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			737,500								

									Cu	rrent Year
Date									De	preciation
Placed in			Asset	GDS	ADS		IRC		Cal	endar Year
Service		Amount	Class	Life	Life	Method	Section	Convention		2021
8/10/2021	\$	9,551	57.0	5	9	200DB	1245	HY	\$	9,551
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8/10/2021		6,931	57.0	5	9	200DB	1245	HY		6,931
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	\$	65,316							\$	65,316
8/10/2021	\$	369	0.11	7	10	200DB	1245	HY	\$	369
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8/10/2021	\$	39,526	00.3	15	20	150DB	1250	HY	\$	39,526
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		268 400								
		200,400								
	\$	737,500								
	Placed in Service Service 8/10/2021 8/10/2021 8/10/2021 8/10/2021 8/10/2021 8/10/2021 8/10/2021 8/10/2021 8/10/2021 8/10/2021 8/10/2021 8/10/2021 8/10/2021 8/10/2021 8/10/2021 8/10/2021 8/10/2021 8/10/2021	Placed in Service Service 8/10/2021 \$ 8/10/2021 1 8/10/2021 1 8/10/2021 1 8/10/2021 1 8/10/2021 \$	Placed in Service Amount 8/10/2021 \$ 9,551 8/10/2021 \$ 9,551 8/10/2021 \$ 9,551 8/10/2021 \$ 0,051 8/10/2021 \$ 0,051 8/10/2021 \$ 0,076 8/10/2021 \$ 0,976 8/10/2021 \$ 0,976 8/10/2021 \$ 0,976 8/10/2021 \$ 0,976 8/10/2021 \$ 0,976 8/10/2021 \$ 0,976 8/10/2021 \$ 0,976 8/10/2021 \$ 0,976 8/10/2021 \$ 30,287 \$ 133,077 \$ 39,526 8/10/2021 \$ 39,526 8/10/2021 \$ 39,526 8/10/2021 \$ 39,526 8/10/2021 \$ 39,526 8/10/2021 \$ 39,526 8/10/2021 \$ 39,526 8/10/2021 \$ 39,526 8/10/2021 \$ 30,916 \$ 133,077 \$ 30,916 \$ 133,077 \$ 30,916 \$ 10,02021 \$ 206,818 \$ 10,02021 <td>Placed in Service Asset Amount Class 8/10/2021 \$ 9,551 57.0 8/10/2021 1,069 57.0 8/10/2021 2,476 57.0 8/10/2021 6,931 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