



CamaPlan
Personalized Self Directed IRA Planning

A Different Way to Invest
Tax Free Income for Life

DeIREIA Mar 2018

Disclosure

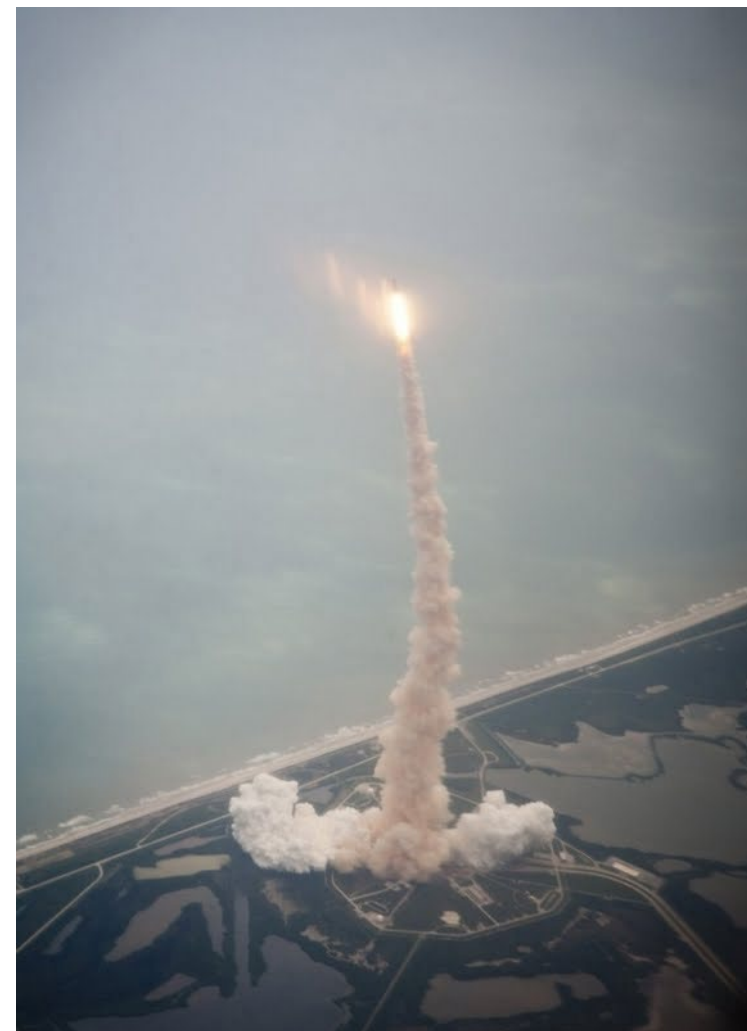
CamaPlan does not provide investment advice or endorsements.

All information and materials contained are provided for educational purposes only.

All parties are encouraged to consult with their attorneys, accountants and financial advisors before entering into any type of investments.

Who Is Carl Fischer?

Grew up in Ft. Lauderdale, FL
Cornell – Structural Engineering
Rocket Scientist –NASA CCAFS
Real Estate Investor 1979
CamaPlan Principal 2004
Own Rental Property
TAX PAYER
Married 37 years to Vicky
4 Boys – 5 Grandkids



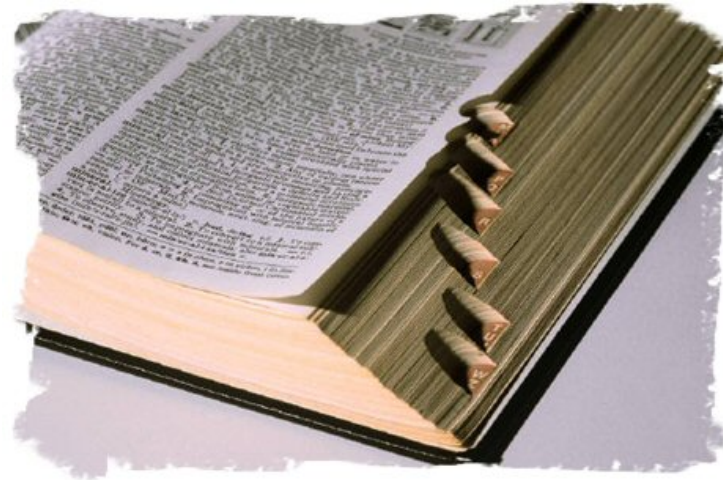
Biased-Yes

- 1. Tax Free**
- 2. Real Estate**

Improvement

- **A tool to use for the rest of your life**
- **Best Wealth Building Tool (20% to 50% increase)?**
- **Sounds too good to be true**
- **Very Few Individuals and/or Professionals Know About**
- **Looking for Money?**
- **Lazy or Hardworking \$\$\$\$?**
- **Relax, Listen, Enjoy Yourself**

What is a “Self-Directed” IRA?



An IRA in which the IRA owner directs all investments in the account. There is no legal distinction between a “self-directed IRA” and any other IRA except with a truly self-directed IRA the account agreement allows the broadest possible spectrum of investments.

Invest in Anything* you want

What's The Difference?

- Rules are the same -- Internal Revenue Code
- Statements -- stocks, cd's, mutual funds
- Statements -- real estate, notes, tax liens, private stock, etc.
- Transfers and rollovers, contributions, distributions, etc
- **No Taxes or Penalties to Self Direct!**

Self Direct: CamaPlan Vs Other Custodians

- Fidelity , Vanguard, Merrill Lynch, Green line, etc sell assets –Self direct in only what they sell
- CamaPlan does not sell assets-Invest in anything that is not prohibited

What Does CamaPlan Do?

- The IRS requires you to use a 3rd party to open a self-directed IRA
- We are a neutral third party
- No investment advice, no products to sell
- We specialize in the legal (IRS-approved) use of tax-free and tax-deferred retirement and savings plans for traditional and non-traditional investments.

KISS

**Alternative
Investments**

risk management
coaching
life insurance
strategies
business plan
advice
cash flow
estate planning
review & revise
disability insurance
health care
retirement planning
asset allocation
tax protection
strategies

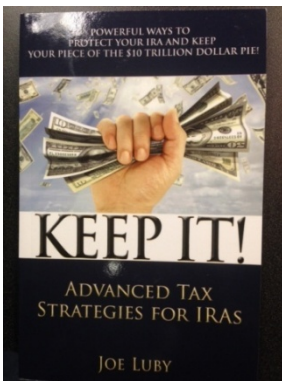
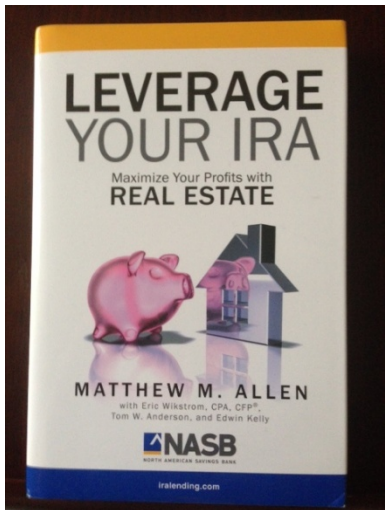
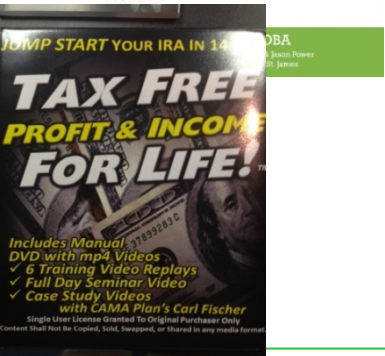
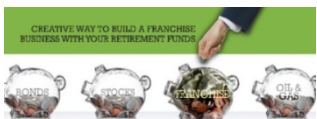
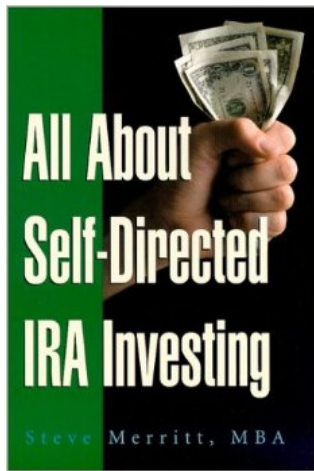
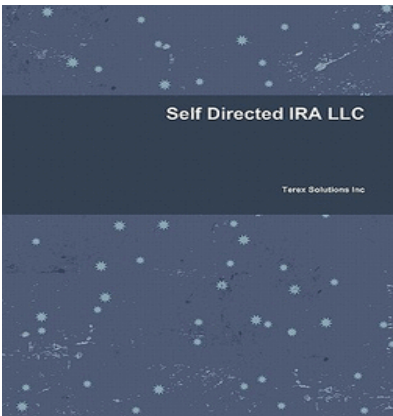
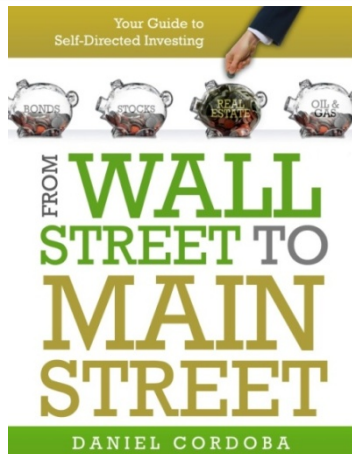
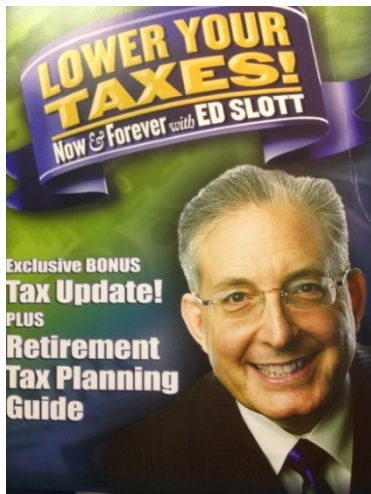
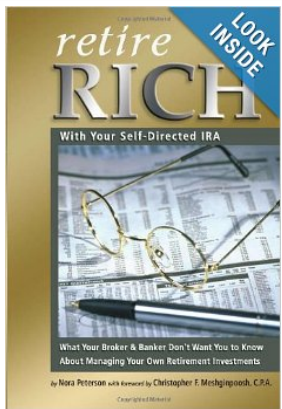
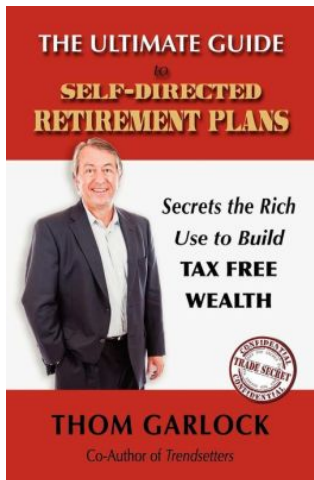
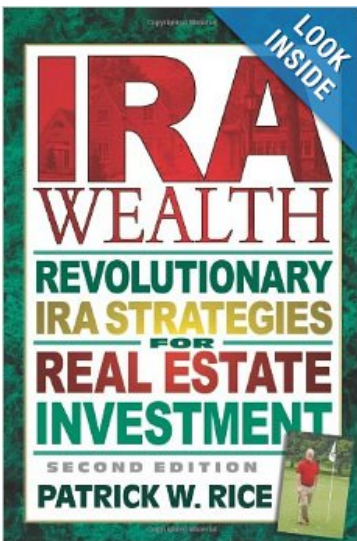
What Does Your Advisor Think of SDIRA?

- Your Accountant
- Your CPA – Tax Advisor
- Your Financial Planner
- Your Attorney
- Your Spouse
- Your Parents
- Expert Friends

*Some Advisors Will Say...
Self Direction IRAs are*

- ✓ *Not Legal*
- ✓ *Too Risky*
- ✓ *Very Complex*

Books



IRS Publication 590

Department of the Treasury
Internal Revenue Service

Publication 590
Cat. No. 15160X

Individual Retirement Arrangements (IRAs)

For use in preparing
2012 Returns



Get forms and other information faster and easier by:
Internet IRS.gov

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What's New for 2012

Modified AGI limit for traditional IRA contributions increased. For 2012, if you were covered by a retirement

Prohibited Transactions

Generally, a prohibited transaction is any improper use of your traditional IRA account or annuity by you, your beneficiary, or any disqualified person.

Disqualified persons include your fiduciary and members of your family (spouse, ancestor, lineal descendant, and any spouse of a lineal descendant).

The following are examples of prohibited transactions with a traditional IRA.

- Borrowing money from it.
- Selling property to it.
- Receiving unreasonable compensation for managing it.
- Using it as security for a loan.
- Buying property for personal use (present or future) with IRA funds.

Fiduciary. For these purposes, a fiduciary includes anyone who does any of the following.

- Exercises any discretionary authority or discretionary control in managing your IRA or exercises any authority or control in managing or disposing of its assets.
- Provides investment advice to your IRA for a fee, or

What is an individual's largest expense?

- **Income tax- Feds, State, County, Township, Residence**
- **Social Security**
- **Medicare**
- **Federal sales tax--cigarettes, alcohol, gas**
- **State, county and city sales tax**
- **Real estate tax**
- **Real estate Transfer tax--State, county, township**
- **School tax**
- **Licenses, Tag, Title, Tolls**
- **Unemployment tax--Federal and state**
- **Tangible and intangible tax**
- **Personal property tax**
- **Luxury Tax**

**It's Not What You Make
But What You KEEP!**

Tax Avoidance Tools

- Marital Deduction
- Kids Deduction
- Home Mortgage Interest Deduction
- Business Expenses Deduction
- Depreciation and Bifurcation
- 1031 Exchanges
- Life Insurance
- Tax Free and Tax Deferred Plans

You Make \$100K What Do You Keep?

<u>Types of Money You Make</u>	<u>Taxes</u>
W2 – Salaries, 1099	<p style="text-align: right;">\$60,000</p> Fed: 0—39.8% State: 0—10% Local: 0—4% SS/Med – 7.65% (you) + 7.65% (employer) = 15.3%
Passive – Rent, Royalties, Interest, Dividends and Capital Gains	0-45% Tax <p style="text-align: right;">\$75,000</p>
Tax Deferred – Traditional, etc.	0% taxed at distribution \$100,000*
Tax Free – Roth, HSA, ESA	0% \$100,000

Why It Works for Investors

- ✓ -Tax Free income for life
- ✓ -Tangible Assets- see it, touch it, insure it, finance it, etc.
- ✓ -Access to the managers
 - ✓ -More Control
 - ✓ -Less expensive
 - ✓ -Real Diversity



How It Works for Investors

How It Works For Investors!



Opens a Self-Directed IRA



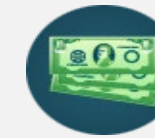
Funds Account –Transfers,
Rollovers & Contributions



Chooses Investment ,
Completes Paperwork

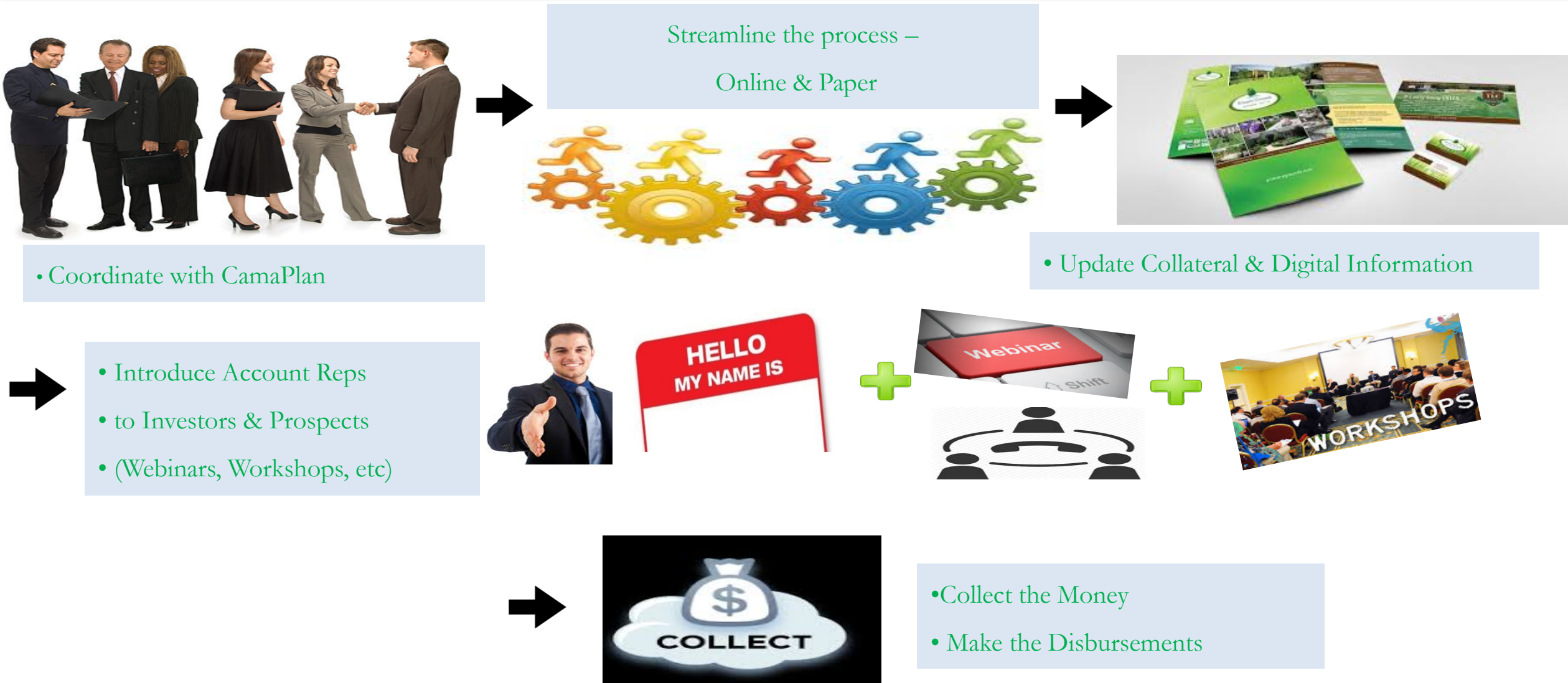


CamaPlan Signs Documents & Sends
Funds



View Account Online See
Profits Collected

How It Works For An Asset Provider



Types of Assets - Allowed Investments

- Real Estate
- Precious Metals
- Notes/Mortgages
- Private Placements
- Other



Types of Assets - Allowed Investments



Real Estate

- Single family and multi-unit homes
- Apartments
- Condominiums
- Commercial Property
- Improved or un-improved land
- Leveraged and un-leveraged property
- Foreign property investments

Types of Assets - Allowed Investments

Real Estate



Allowable Assets & Investments

Loans & Notes



- Mortgages
- Promissory Notes
- Trust Deeds
- Leases
- Convertible Notes
- Discounted Notes
- Secured/Unsecured Notes
- Short-term/Long-term Notes

Private Lending

- **New or Existing Notes**
- **Senior or Junior Liens**
- **Performing or Non-performing**
- **Amortizing or Interest only with a Balloon**
- **Secured or Unsecured?**
- **Commercial or Residential**
- **Private Funds**

Allowable Assets & Investments

Private Placements



- LLC's
- LP's
- Trusts
- Corporations (S-Corp prohibited)
- Joint Ventures
- Investment Clubs
- Structured Settlements
- Hedge Funds

Other Allowable Assets

- Tax liens
- Commodities/futures
- Securities, certificates of deposits, stocks, bonds
- Mutual funds
- Oil & gas rights
- Contracts of sale
- Accounts receivable financing
- Auto/commercial paper
- Other – Boat, car, trailer, sports tickets, etc.
- ***Anything the IRS does not prohibit***



Prohibited Investments

Collectibles & Life Insurance

- Any Work of Art
- Any Rug or Antique
- Any Metal or Gem
- Any Stamp or Coin
- Any Alcoholic Beverage



*Exception

- US Government Minted Gold Or Silver Eagle, Gold and Palladium Bullion

Types of Plans That Can Be Self-Directed

Plans That Can Be Self-Directed

IRAs
Roth IRA & Traditional
SEP & SIMPLE
Spousal & Custodial

Roth Benefits

1. Tax Rate ? Eliminated
2. Control
3. No RMD's
4. Tax Free Income & Profit For LIFE!
5. Contributions – *Immediate Access Anytime**
6. Outlives You For Over 100 Years!
7. Contributions Allowed after 70.5 Years Old



Why Real Estate?

1. No tax on rental income
2. No tax on appreciation
3. No depreciation recapture tax
4. Leverage is available for IRA
5. Tax Free income for life with a Roth

Tax-Free Income for Life

Roth Building

\$1 Million Value

Owner 60+ years old

Net Rental Income \$100K/Year

Depreciation - Zero

Income Tax - Zero

\$ Owner Can Use =

\$100,000



Regular Building

\$1 Million Value

Owner 60+ years old

Net Rental Income \$100K/Year

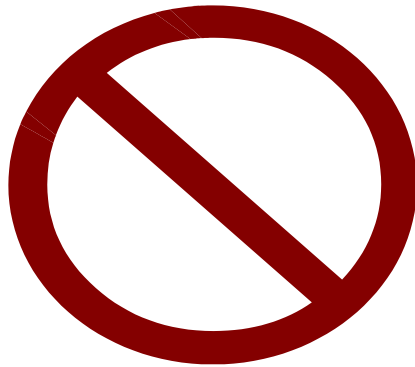
Depreciation - \$30,000

Income Tax (30%) - \$21,000

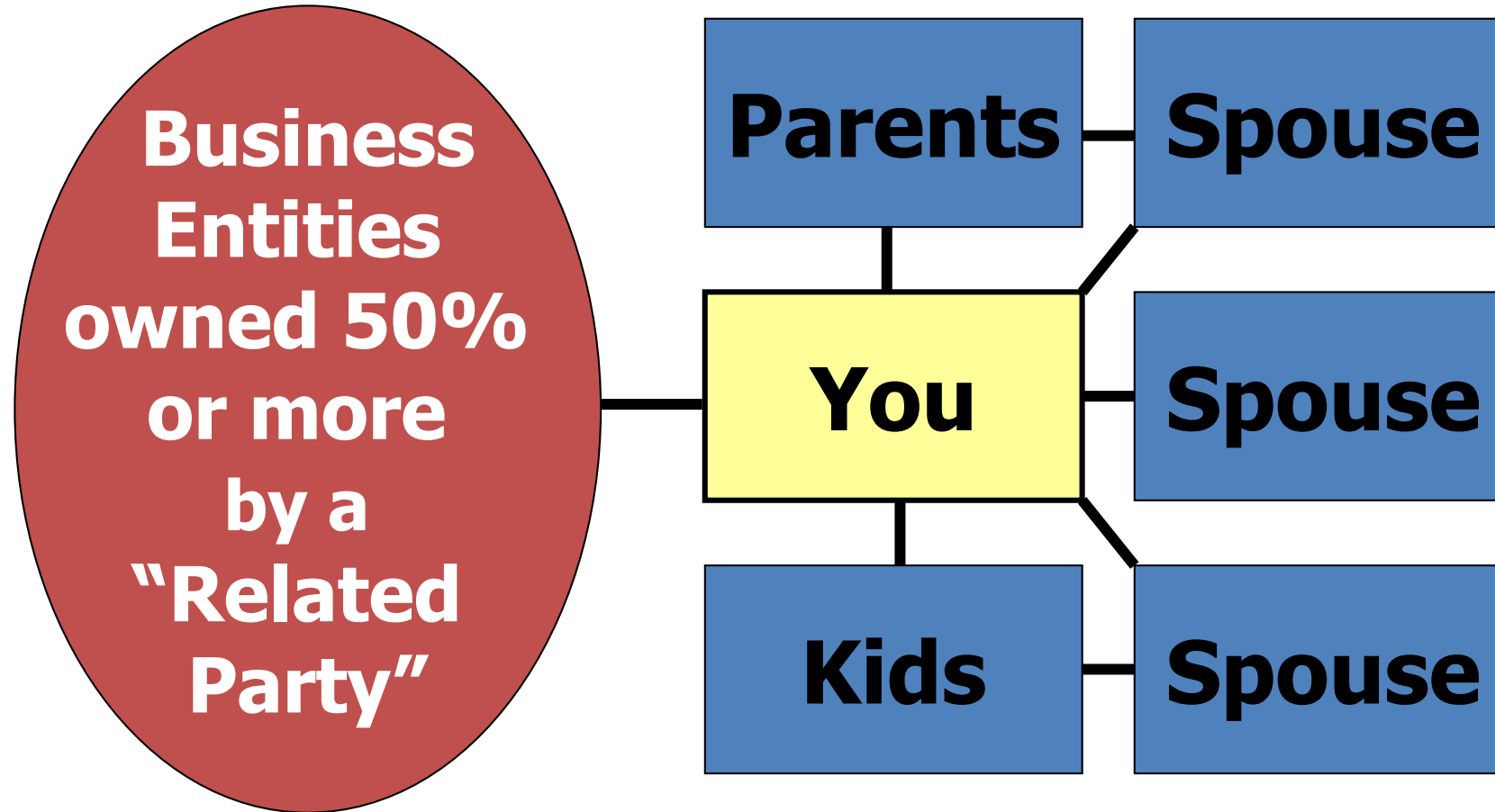
\$ Owner Can Use =

\$79,000

Prohibited Transactions & Disqualified Persons

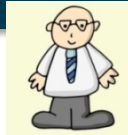


Disqualified People/Parties

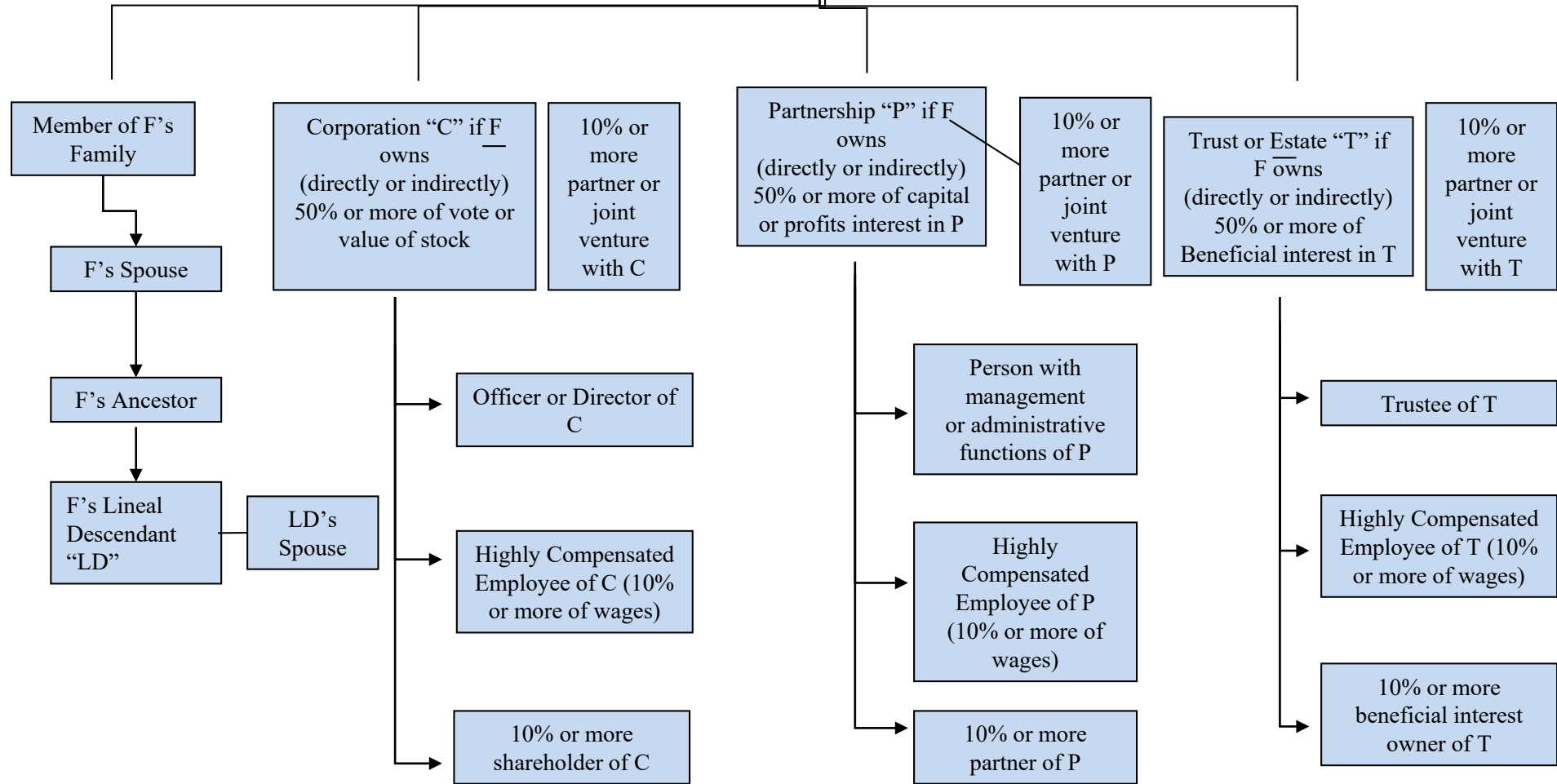




IRA



Fiduciary "F"
(includes IRA Owner)



Disqualified People/Parties

- Cannot receive a current benefit from the IRA/401k investment
 - No personal use of property, assets or amenities
 - Payment to disqualified persons for services rendered
- Considered contributions per the IRS
 - Personally performing repairs, maintenance, improvement that increase the value
 - Pay for services from any account *other than IRA*

Prohibited Transactions

Some examples of prohibited transactions between a disqualified person and an IRA are:

- Selling, exchanging or leasing property to them
- Lending money or extending credit to them
- Furnishing goods, services or facilities

Two key points with IRAs and real estate:

NO self dealing and NO personal use!



Quiz: Prohibited Transactions

- Can your IRA purchase a home for your child and his friends to live in while in college?
- Can your IRA lend money to your spouse?
- Can your IRA pay a commission, to you, a realtor when your IRA buys/sells a property?
- Can you personally paint a rehab property that your IRA has purchased?
- Can you move into the IRA-owned beach house when you retire?

Quiz: Prohibited Transactions

- Can your IRA purchase shares of an IPO?
- Can your IRA purchase gas and oil futures?
- Can your IRA purchase a home, pay for the rehab, and sell it without paying capital gains?
- Can your IRA lend money on a rehab and share in the profit?
- Can you partner with your IRA on a new rental home purchase?
- Can your IRA purchase shares of a LLC or LP?
- Can your IRA have a mortgage on your brother's home?

New Tax Laws?

- **In Work!**

Contact Us

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Request a free consult