EPISODE 298

[INTRODUCTION]

[00:00:00] ANNOUNCER: Welcome to The Real Estate Syndication Show. Whether you are a seasoned investor or building a new real estate business, this is the show for you. Whitney Sewell talks to top experts in the business. Our goal is to help you master real estate syndication.

And now your host, Whitney Sewell.

[INTERVIEW]

[0:00:24.1] WS: This is your daily Real Estate Syndication show. I'm your host Whitney Sewell. Today, our guest is Toby Mathis. Thanks for being on the show, Toby.

[0:00:31.7] TM: Thanks for having me.

[0:00:32.8] WS: Toby is an attorney that helps investors and business owners keep more and grow more, he's a founding partner of Anderson Law Group. He's helped Anderson grow its practice from one of business and estate planning to a thriving tax practice and registered age with service with tens of thousands of clients nationwide.

He teaches a popular biweekly webinar entitled *Tax Tuesday* where business owners and investors can ask any tax question. Wow, you can ask any tax question and answer them on the air, it is just Toby and a CPA who answer and turn the recordings into podcasts. That's a valuable resource right there. I know you have done many other great things, amazing things but I know the listeners would love to hear more from you.

But tell them a little more about who you are Toby and let's dive in.

[0:01:20.3] TM: Yeah, hey, thanks. You know, the *Tax Tuesday* by the way is one of my favorite things it's because, I don't have to keep track of my time, I can answer any question, okay, whether it's a CPA or an attorney or you know, just a layman out there just trying to get an answer but they can never seem to get out of their tax guy, we just go through them, it's a lot of fun.

A little bit about myself is I'm an active real estate investor, my partner and I have everything from commercial buildings to warehouse to 130 single family residences, I believe that you can't teach something unless you do it. And so, I figured this out pretty early on my career that there's a lot of attorneys and accountants out there that talk a good game but really don't understand, they learn it out of a book but they don't understand how it works in the real world.

I believe you learn by doing and so I felt like "hey, I had to do it all my clients have done." And it just happens to be that I think a real estate is one of those investments that's called an infinity Inc. It'll pay you for life, it will pay you beyond the grave if you want to leave it to your family, it's this a fantastic investment and so I'm a big proponent in it and just because I'm a big proponent in it, it means I've done it myself and I've experienced these things and I know the nuances of maximizing and keeping it away that are trying to take it away from you from time to time. And also, minimizing your taxes.

[0:02:35.8] WS: Awesome. You're an ideal guest for the show, I really appreciate your time. But let's get started as far as talking about that tax that we're all having to pay or hopefully we're paying the least amount as possible but you know, as far as maybe the passive investor and thinking about that income that you're making from this syndications and some of that.

You know, get it started with just thinking through that tax process or burden and what we can do.

[0:03:00.2] TM: Yeah, the way I look at taxes, it's really – there's two roads and so I use an analogy when I teach. Quite often that seems to make sense which is a lot of folks have flown in to Orlando Airport to go to Disney World. If you've ever done that with the kids, you know what it's like, you fly into the airport, you get a rental car and then you follow the signs that take you to Disney World and along the way, you hit about five or six toll booths.

That's road number one and that's the road where all the signs will point you. Sand Lake Road running parallel where you don't have tolls that will still take you to Disney World. The only difference is, one person knows, the locals know that there's this none toll road and the rest of us are all right on the toll road and taxes are the same way.

Taxes, it's kind of funny, I grew up and went to Catholic school, I learned a lot. Taxes actually means to censure or express severe disapproval, I always look at taxes kind of getting whacked by one of the sisters for goofing off in the back of the class. You get hit with it long enough, eventually you should be saying "hey, wait a second, maybe I don't want to get hit, maybe I wouldn't get an accolade."

Maybe I want someone to say good job and the taxes, they have certain types of income where they give you that little – that good job that Atta boy, that's passive income, passive income, you avoid one of the biggest taxes that's out there which is old age, death and survivors and Medicare, commonly known as the social security tax.

You don't pay it and in addition, you can actually own real estate and never ever, ever, ever pay tax on it or your airs, if you do it right. You can just 1031 exchange it and then when you pass away, the basis steps up. You know, not getting too technical but that just means that you don't have to pay tax, your kids don't have to pay tax, if you leave it to them, the grandkids don't have to pay tax if you leave it to them, there's real estate really it, when it comes to it.

Now, you can do that with stocks too but there's very few items that are out there, where you can actually buy and sell and not pay tax. In real estate, is the only one that falls under 1031 exchange now where you can actually sell your real estate, buy more and pay zero tax.

[0:05:02.0] WS: Okay, you got my attention, right? I guess move us forward and some things that we need to understand as a passive investor, even as a syndicator, to understand the best ways to pay the least amount of tax.

[0:05:12.8] TM: Yeah, it's very interesting, if you go back in history and if you like taxation, learning about it, because you realize it can increase your income then this is going to be interesting. If you hate taxes, you just don't want to know anything about it and "I had my stuff to my CPA," you can just ignore what I'm about to say.

But if you look back at the history, prior to 1986, rich folks just buy a lot of real estate and they would use the deductions that you get for the real estate which is called depreciation. They would offset their active income and that is still there for certain people. If you are an active real estate investor and you qualify as a real estate professional, you could still wipe out all of your other income through real estate.

If you are just a passive investor for example if you're in a syndication, you still get the benefit of that depreciation, it's just you can't write of your W2 income, but it's still a really powerful tool because you can have income that's coming in and you're just not paying tax on it. I'll explain how it works real quick.

If I had a piece of property like a house, there's the land that the house is on and then there's the actual physical building and the way the IRS looks at it is they say, "hey, that physical building's going to have to be replaced every X number of years." If it's residential, they say 27 and a half years, if it's commercial, they say 39 years and so you write of 127th and a half of that property, the value of that improvement just the actual structure, you write that of every year against your income.

So, if I have a $275,000 house, that's the value of the improvement, I'm getting a $10,000 deduction every year, whether I want it or not. I could take it or I could choose to not take it, I'm still going to end up having to pay tax on it eventually unless I 1031 it or unless I keep it till I die. That's a huge benefit. If it's generating $10,000 a year then I would pay zero tax on that 10,000.

Real estate's really interesting from that accord. A lot of folks don't realize is that the IRS gives us that starting point, the 17 and a half years or in commercial, 39 years but you don't have to stick to it. You could actually choose to depreciate a big chunk of that in year one by doing a cost segregation, it's really weird only in real estate can you do this. You could literally create something that has a nice steady cash flow. The money is coming in, but it's tax free income.

To me, in my world, that's like hey, you got to really factor that in to determine what's your actual return. Because I could make $10 but if I have to pay 50 cents of it like I say I live in California and I make a buck and I'm a doctor and making good income anyway. I'm getting 50 cents on the dollar. You have real estate, I'm getting a dollar on the dollar.

You start looking and saying, where should I be spending my time, what should I be investing in? It's going to be things that you don't pay tax on, otherwise it's just heaping into your tax level.

[0:08:03.6] WS: Wow, okay. The syndication business specific ally, you know, investors obviously investing passively it help them to pay less taxes and you know, give us some pointers as far as what they need to know or do.

[0:08:14.2] TM: Yeah, absolutely. When you're investing, I'm a credit investor and not a credit investor and I buy and interested in syndication, there's two sides to this first of. There's the asset protection side to me that says, "hey, you want to protect that, you want to make it so nobody could ever take that from you."

So, I'm always going to create a vehicle for that, usually in a state like Wyoming or Nevada where somebody can never take it from you. From the tax standpoint, I always use the adage, first, do no harm. Make sure that you don't lose all the benefits. If you have a good syndicator, they're going to go in there, they're going to do the cost segregation, they're going to depreciate that building, they know what they're doing.

You're going to end up with a bunch of losses. You want that to flow right on to your page two of your scheduling. You don't' want to mess around with this. You want to make sure it hits you. No matter what. Even if it goes through another entity or another partnership, maybe it's you and a group with money together and then you invest in the syndication.

Through that group, you still want it to hit your return because you get all that depreciation and you can – if you have other properties, the beautiful part is you can aggregate all your properties together and you could create losses that offset your syndication income so you pay no income.

Again, there's just so many tools in our toolbox, when you are a syndicator when you invest in real estate.

[0:09:26.8] WS: Wow, it's going to benefit us. I mean, the more properties that's going to help us, as a passive investor, if I have other properties, single families, you know, as well but I'm investing passively in some syndications. My tax prepare, my CPA needs to understand that we can pull all these together.

[0:09:43.3] TM: A lot of them don't. That's the scary part is that there's been studies done on it, I don't want to freak everybody out but if you're using a chain prepare, I could just tell you that the treasury inspector general already did a study and they have a 0% accuracy rate on business in those types of returns, the schedule C's and E's and D's.

They literally screwed them all up. So, I wouldn't go there, if you go to a regular CPA, they were slightly higher, I think it was 4% accuracy rate. You just really want to be with people that actually do real estate and understand the nuances because they're going to understand when I say aggregation, it's an election that you have to make, they understand when it's appropriate, when it's not because there could be a downside to it too.

They just have to understand what your situation is and they have to understand how depreciation works and more importantly, let's say that you're investing in a syndication through a qualified plan, like your IRA. They have to understand the difference between an IRA and a 401(k) and a 401(a) for whether or not you have to pay tax on any of that income.

Here's the hidden bomb that the IRS knows about that most people don't. If I invest through an IRA and there's any debt on the building or the property, let's say I do an apartment syndication, let's say I do a commercial building and there's loans involved, then that's called unrelated debt finance income.

And I'm going to get hit with the tax on that portion of the income that's been derived from the debt. Only in an IRA. If I instead roll that IRA into a 401(k), my own 401(k) I could set one up off of any business I have and then I don't have to pay that.

Just knowing that could save somebody a significant amount of tax hit every year. But I'll tell you what. Most of the accounts out there, they don't get it, most of the attorneys out there, they don't get it, you got to deal with people that actually do real estate. That's why I always say, the first question you ask your attorney, your accountant is, "do you invest?"

If they don't, then I'm not saying they're bad, I'm just saying that you may want to look for somebody who does.

[0:11:48.1] WS: Tell me about that relationship between like my CPA and something like yourself or you know, when do I contact an attorney that specializes in taxes, what does that look like on my team?

[0:11:59.5] TM: Right, first off, understand that Anderson is not just a bunch of attorneys, we have CPA's, EA's, book keepers, we do it all under one roof. We just don't want you to bounce back between the accountant. We still work with the local accountants. You have an accountant that you love, fantastic. What we are is we are a 10,000-foot view company, we look at the structure that you're putting in place. When I do an estate plan, I'm looking at 200, 300 years out. I don't' want to do something that just give it to your kids.

Statistically speaking, you have about, what is it? About 82% chance of failure if you give a bunch of money to somebody who is not used to it. It's 84%, excuse me. It was 84% over the last study done by Ohio State and I think Duke got involved in that study. They found that about 16% of the money is kept after five years.

I just don't believe it. We create plans that are long haul plans and we look at the tax implications and make sure that again, you don't do any harm to yourself and that you're keeping your tax to the absolute minimum. Inside, let me give you an example. Let's say you have a fantastic investment that you put your money in.

You went in and get a syndication; it's kicking out some serious money every year. We have a lot of clients that are in that situation. And the syndicator isn't a tax syndicator. They're not looking at the tax, they're just creating cash flow, they're fantastic operators. Let's say that you went into an apartment complex and you have cracker jack operators that are kicking up some serious money on your investment. We look at that and say, “what’s your tax appetite? Are you okay having that hit your return? Do you need that money?”

“Or do we need to do something, buy something that will offset the tax on that?” Somebody might say, “well what could you get?” Well, you can get a single-family house, $300,000 house or get six properties, little properties if you need to do it that way. You could get properties and then cost segregate them to create tax loss in year one that then you could use to offset that income.

It’s just a matter of looking at the numbers but somebody has to know enough to ask you that question and say hey, “look at this.” If you’re in the highest tax bracket and you’re in a state that charges income taxes, you have a huge tax appetite, you don’t need that income hitting you and there might be easy ways to avoid it.

Always looking at where you invest, what you invest through and then what type of income it’s kicking off and whether there’s anything that we can do to generate losses to offset it. It’s like it’s not all said and done when income’s hitting you, it’s not a done deal.

You can make it to where it’s non-taxable. You could create tax deductions. I could create a tax deduction tomorrow just by, if I have my own nonprofit, I could just give it a big chunk of money to the nonprofit or better yet, get a piece of property or give appreciated stock.

I could create losses if I need to or deductions if I need to, to offset my income. There’s tons of ways to do it.

[0:14:50.0] WS: Well, let’s talk about that, I wanted to mention also, like how you mentioned, you all are looking at two to 300 years out, it’s not just like today, or this tax year. You're looking at you know, the taxes my children is going to have to pay as well, that’s so important. And so yeah because I am not even going to know the best way to plan for them unless I am talking to somebody like yourself or I am going to have those questions and it is great that you are thinking about that.

[0:15:13.8] TM: Give it to them here sadly. Give them access to it if they need it. That's what I always say is don't let them just if I dump a $1 million on somebody who is not ready for it, watch them make lots of bad decisions. A Ferrari or a couple of ex-wives.

[0:15:29.9] WS: So, you mentioned non-profit and you could just create that deduction tomorrow. So you know, we had discussed a lot of people will start creating non-profits and things like that and so we are in the process of doing not because we have made a bunch of money because we want to give a bunch and so tell us about why is that something that people are doing now?

[0:15:50.5] TM: I mean it is something the rich have always done. Whenever you look at the ultra-wealthy, there is not a single one out there that you could point me to that does not give a lot of money and a lot of times it's through their own organizations. A lot of times we have a gap. We want to create value and the value that we create is often times doing things for those that can help themselves and so non-profit just goes hand in hand with successful people.

Again, this last presidential election, you have the Clinton Foundation and the Trump Foundation taking center stage in many cases and they may still make a resurgence here in the near future. You never know because sometimes they are shakily used you know? But the real thing is like something involving real estate for example.

Let's say that you are providing housing and you really care about veterans, you care about single mom, you care about people that are transitioning out of any bad situation, single moms or jail or anything and you are buying houses that serve that community. Section 8 actually qualifies as a charitable activity like you could actually run that through a charity. A lot of people don't realize that charity is not just giving money away. Charities make a lot of money. In fact, some very, very valuable charities the most valuable in the world is probably the one that was set up by the owner –

The founder of IKEA. IKEA is owned by charities. People don't often times realize that that's what makes it so valuable. Bill and Melinda Gates, there is another one, there's just tons of them. Hershey Foundation is another great one that was started in 1905. Milton Hershey had no kids. He and his wife had no kids, but they created an orphanage. A lot of folks don't realize and the Lancaster County, you have a hospital, you have a museum, you have a cemetery.

You have this orphanage that was all created over a 100 years ago by somebody who had no family and it was all done through a charity. It's worth over $12.6 billion now because it doesn't pay tax. It gives away a ton. So, we can use that same things for ourselves. A lot of folks don't realize that that's available to them and the reason that you use it because hey, if I have a house for example I'll use real life situations, you will have a client that has some low income housing.

Well the houses they bought for a song like here in Vegas during the downturn, we could buy a house for 30,000 that's worth 300,000 now. Well if I give it to my charity, I get a $300,000 deduction. I don't get what I paid for but I get what it's worth and I can offset my income very easily that way and then I'll leave it in the charity. If the charity wants to sell it, fantastic. It could still benefit me. I could draw salary out of it if I want to. It could do good things.

But instead of me like giving after tax, trying to get a deduction and after the standard deduction if you guys know what that is, I am trying to get a benefit for my giving, here is an easy way to get a huge benefit and I am still in control of the money and I can actually do that. If I want to give it to my church I can. I am not worried about the deduction anymore because I've already gotten the deduction. I am just giving cash now, but it does not matter to me. I can go ahead and take care of those organizations that I care about.

[0:18:55.0] WS: Interesting. So, then you are giving from the non-profit to take care of these other organizations instead of directly out of your business.

[0:19:00.6] TM: We're all getting lumpy like last year under the tax cutting jobs act after they increased the standard deduction. So, unless you give enough to where you're above that $24,000 mark with your mortgage, interest, the miscellaneous itemized deductions are gone. They actually took them out of the code. So, unless you are getting these other areas, health expenses that exceed seven and a half percent, unless you're going above that $24,000 mark you get zero benefit for your giving.

And so what we tell people is hey, set up your own and then give one chunk every three or four years and then take the standard deduction in the years and other years. That way, you get that 24,000 no matter what and then in every few years when you give 50 or 60,000 let's just say, you get a big tax deduction and you know in the other years, you are getting the 24,000. But now it is in your own organization and then you could give it out overtime to your church or to the other organizations that you care about.

What seemed to happen is that there as a punishment for those people that tie that. There is punishment for those people that are just right around that standard deduction, they get zero benefit and as a result, personal giving went down. Personal giving went down by a big chunk. I think inflation adjusted it was 3.6% that it went down, billions of dollars. But what was interesting is foundation giving and giving by the actual foundations themselves went up and the reason being is because guys like me tell people, "hey set up your own, give a big chunk of money to it and then use it to give away." They are figuring a way to still get the tax benefit even though congress did its best to punish us.

[0:20:34.9] WS: Wow. So, as I – before we run out of time, before we have to move on but I wanted to ask you, as a syndicator real estate investor, who should or when I guess should we consider starting that non-profit for our self?

[0:20:47.6] TM: So, I would say you have to be passionate about something. So, if you are passionate about something then I would say start at it before you even worry about the money and I am not just saying that because we set it up but because there is the old adage of what comes first, the chicken or the egg. Well I'll tell you what, if you have the vehicle, you will find the use for it. We see that over and over again.

So, I sometimes use Marriott as an example. Marriott started off as a big huge hotel chain. Started off as an A&W root beer stand. If you look back, it was a couple of guys in their garage. They didn't even know what they're going to do. Sony was a toaster manufacturer. Motorola was a battery repair shop. You have all these companies and they found the way to be successful but you had the company first and so if I say, if you have a passion for something then you are still going to get a benefit out of a non-profit.

They don't cost much to operate back, I just did California this morning and when it was 30 bucks and yeah, you are going to have a little bit of an elbow grease. You got to hire to do some of the application, the 1023, yeah it's a little bit of time but you are talking about a couple of thousand, a few thousand bucks you know? That's what it's really going to cost you. Let's just say it's $3,500 tops. That is just about depending on your tax bracket.

That might be a $10,000 gift that I can write off now that I would not have otherwise been able to write off and I am in control of it and I can do so much good with it. We have folks that build houses all over South America. We have folks that build houses here in the United States. We have folks that provide housing for folks, a great one was transitional housing up in Seattle. It was a gal that had been affected, her daughter had dependency issues and she was just with the governor.

And they were giving accolades to her non-profit and what they do is they literally $850 a bed per house to house women who are in transitional housing. And get this, so she has five houses that I know of now that all housed about 10 women per house and they have a laundry list. They have about 100 people waiting for her to get more houses for them and she did that through a single non-profit and the non-profit doesn't provide the housing. She does in her for profit enterprise.

You have to understand that these things really are powerful vehicles and I am not here to try to tell everybody to do a 51C3. I am just saying if you have a passion for something, quite often it is better for you to do it rather than you just give money to somebody else and hope that they do it.

[0:23:05.1] WS: Wow no that is very interesting. I'd love to ask more about that but unfortunately, we're running low on time and I just want to get a few more questions but you know Toby, what is a way that you have recently improve your business that we can apply to ours?

[0:23:17.5] TM: Oh, wow that is a really good question. You know what that is all coming down to technology and reaching out to other people. So, if I was going to say that there was a stumbling block for us, it's really been hiring people. The job market is really tough and what you're realizing is the more you break down barriers to communicate with your clients, the much better off you're going to be and so things that we do is.

I can tell you that the *Tax Tuesdays* has been great. We were on a pretty close to episode 100 so it means that we have been doing it for a little while. But really recently, we have started really focusing on letting everybody have access to it. You know again, it is something that we don't charge for, but what I find is that it allows the free flow of information to go much easier and I would say with anybody, you want to take down the hurdles of getting in communication with you.

You want them to be able to get answers quickly so that they can make decisions quickly and if anything, it takes a burden off on my staff because I have accountants that would be answering these questions and I could tell you what, when I do a Tax Tuesday, we answer about 200 questions. So, what I just did is I took, I don't know how many of those would have been on my staff, but let's just say a 100 of them would have been on my staff.

I just took a lot of their work because between me and my senior tax CPA, we can handle most of the questions. I've heard most of these things before so we're just knocking them out left and right. Whereas somebody else would probably have to research it and then you are getting an email and then they would have to type it, all of this stuff where I could just answer your question. "What is the ramification of doing this?" "oh, interesting you ask because here is the actual rule." You know? Boom, you just get an answer.

[0:24:48.2] WS: Nice, now I hope the listeners will check that out. That's awesome. Toby, what's been the one thing, the most significant thing that's contributed to your success?

[0:24:56.3] TM: You know what? I think it's doing what your clients do. The one thing that they – because I can talk your language and I know what you are going through because I go through it too, if there was one thing that I learned early on and I had a really great mentor and he didn't like lawyers and so his son became a lawyer and I became a lawyer because he says, "please become a lawyer so I don't have to deal with lawyers anymore because they're always telling me what to do and none of it makes any sense."

So, I was just really lucky to have a guy that taught me business before I became an attorney because when I became an attorney it was always just working for all the people that I was working with before and they're like, "finally someone who speaks my language." So, I'd say that is probably the most successful thing is the people here all the partners ran businesses before they became attorneys. So, we know what it's like to make a payroll.

We know what it's like to invest in things and have that anxiety of when is it going to come back, we know what to look for. We are used to seeing all the paperwork we have seen just about every pitch you could think out there and we know what the red flags are. So, when we see it, you say, "all right, here's what they're doing. You know here's your good side, here is your bad side." So, you can make an intelligent decision. It is like selling a business.

If I sell the stock it's great for me. If I sell the assets, it's great for the buyer. There is actually a way to do both. Most people always think it is one or the other. So, they'll actually have a deal that will fall through because somebody just doesn't know the new ounce that there's a little code section out, 338H8HN, you know that allows you to treat both ways. Well most attorneys have no clue of that and most CPA's unless they have done merges and acquisitions have no clue.

So, they're just going out of the book which says, "hey you should always sell your company and sell the capital asset, the stock." And of course the buyer says, "well I want to be able to depreciate it." So they want to buy the asset. It is just knowing that there is always another answer in there. There is a way to get there just about on everything. It is just knowing enough to know who to ask.

[0:26:42.6] WS: Got to know who to ask. We can't be experts in everything can we? So, Toby before we have to go, how do you like to give back?

[0:26:49.4] TM: Oh, me personally? So, I work with a ton of non-profits. I'll tell you what, Meg Busing is just awesome and she just did a TED Talk. She came to me, she was making about $10,000 a year. She'll tell you her story but she thought that she could never do her own thing and of course, it was a client that referred her to me and so we just did a pro bono. I said, "hey, I'll take care of it, Meg." She was a gal that did an epilepsy camp in Omaha.

And they just did another one, my daughter actually volunteered at it. She is a neuroscience major who graduated from college recently and wants to go back to med school. So, I said, “hey, go to this camp” so she went out and did that. I just loved those situations where somebody is doing things like that. S,o I do that and then I work with a lot of non-profits. King’s Ransom is awesome. They did 1,500 houses down in Nicaragua, you build it for the extreme poor.

There is just so many of them, all good works that I could just start battling them off because we have done about 3,000 non-profit. So, I believe and I won’t waste your time on this but this is a really good read. This is from Andrew Carnegie back in I think 1899. It is called the *Gospel of Wealth*. You would do yourself a huge service to read it because you’ll realize that millionaires are trustees of the poor. If you make money, then you should be taking care of those that don’t.

A lot of times we have this spite thing where we are looking at with it’s almost like this there’s class warfare. No, if you’re successful at making money and make a ton of it, but help other people. You don’t need it all for yourself.

[0:28:10.6] WS: Love that. I will definitely look that book up for sure. Toby you have been a great guest. I can’t thank you enough but tell the listeners how they could get in touch with you and learn more about your business?

[0:28:19.5] TM: Oh just go to our website, Andersonadvisers.com. You could always Google me. I am not going to give you a bunch of phone numbers and things like that but you can just go out to our website. Feel free to join Tax Tuesday. You will find it out there, if you just Google Toby Mathis, you’ll see a whole bunch of stuff. I have been doing this for over 20 years and love to teach. I always look at this like if somebody knows what they are doing and why they’re doing it, they are a great client.

If I am just doing stuff for people, they have no idea why they’re doing it, usually there’s going to be conflict.

[0:28:48.0] WS: Awesome. Thank you so much, Toby.

[END OF INTERVIEW]

[0:28:50.8] ANNOUNCER: Thank you for listening to The Real Estate Syndication Show, brought to you by Lifebridge Capital. Lifebridge Capital works with investors nationwide to invest in real estate while also donating 50% of its profits to assist parents who are committing to adoption. Lifebridge Capital, making a difference one investor and one child at a time. Connect online at www.LifeBridgeCapital.com for free material and videos to further your success

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