



CashingInTaxFree.com by Leslie Pappas Goes #1 on Amazon in 24 hours

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CashingInTaxFreeBook.com latest book Cashing In Tax Free: The Ultimate Guide To A Tax Free Retirement Using 1031 Exchange and DSTs (Delaware Statutory Trusts) by Investment Advisor, Real Estate Broker, International Best Selling Author, Founder of Archer Investment Advisors, and entrepreneur Leslie Pappas. Leslie Pappas has written a new e-book Cashing In Tax Free: The Ultimate Guide To A Tax Free Retirement Using 1031 Exchange and DSTs (Delaware Statutory Trusts), currently available on Amazon, soon to be released in paperback and audiobook.

Cashing In Tax Free is for accredited investors who are looking for a helpful guide to walk through a capital gains tax deferred investment. This book is also written for professionals who work with accredited investors such as CPAs, Tax and Real Estate Attorneys and Real Estate Agents.

In the book Pappas teaches how to transition from one's current real estate investments, where managing the Five Ts (toilets, tenants, trash, taxes, and termites) goes away and hands-off real estate investing begins, potentially making big returns, in a tax-deferred investment. With Pappas' help, readers can learn all about a capital gains tax deferred investment option, keeping retirement planning in mind. With the book, readers will

be able to understand the benefits, processes, and must-knows of 1031 Exchange and Delaware Statutory Trusts (DSTs). Readers will also be able to learn how professional Asset and Property Managers, experienced and proven experts select, purchase, upgrade, and operate large-scale, institutional grade real estate investments working to maximize cash flow and long-term returns. This book will show readers how some firms have been producing average annual returns in the range of roughly 12 percent and higher over the last few decades.

"The rental property in Palo Alto which we purchased many years ago had grown tremendously in value, and we wanted to sell it, but we were paralyzed by the thought of paying a huge capital gains tax. Leslie Pappas came to our rescue with a plan for a 1031 investment. She made it seem easy, explained the process, introduced us to several investment opportunities and even brought me to inspect the properties in person," explains Rachael and John B. "After we sold the Palo Alto property we kept part of the profit from the sale for personal use, bought a rental duplex near our home, and invested the rest in a DST plan which gives us monthly income."

Pappas says that it is important to understand how the industry works and determine if DSTs are a good fit for one's situation, and Pappas says the book helps guide the reader through choosing a professional advisor. She reminds people not to forget that not everyone holding a securities license is a real estate expert, and that there are few professionals in the country who specialize full-time in DST investing.

Cashing In Tax Free also allows the reader to take a peek into the lives and portfolios of several examples as they use this strategy to boost returns and diversify their holdings for added safety. It also details more sophisticated uses of Delaware Statutory Trusts, such as sequential 1031 Exchanges, maximizing depreciation and long-term estate planning concepts. Pappas says that Cashing In Tax Free is the perfect place to start for any serious real estate investor who is looking to increase the value of their portfolio using investments that are potentially capital gains tax free.

A New York native, living in Silicon Valley for the last 25 years, Leslie Pappas is a Certified Commercial Investment Member, a licensed investment advisor, a Registered Securities Principal DPP, a Real Estate Broker in several states, and a LEED Accredited Professional. Having over 33 years of experience, being a leading expert in investments for accredited investors, real estate and financial services, she has participated in over \$2.5 billion in real estate transactions.

Responsible investors perform their own investigations before considering any and all investments. Pappas advises: Delaware Statutory Trusts and 1031 Exchanges involve risk?projected returns are not guaranteed. It's recommend to view the risk section in Appendix 1 completely before moving forward using 1031 Exchange and DSTs as part of your estate building strategy or retirement planning. It is highly recommended investors speak with a tax advisor prior to considering a 1031 Exchange and DSTs as investments.

Cashing In Tax Free is not to be considered as tax or legal advice. Further, it does not constitute an offer to buy any security. The material contains information that has been obtained from sources believed to be reliable but cannot be assured.

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Leslie Pappas the author of Cashing In Tax Free. Leslie is the founder of Archer Investment Advisors. Archer advises investors who buy and sell investment properties of any scale.

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