

**BENEFITS OF DST INVESTING** - The Internal Revenue Service issued Revenue Ruling 2004-86 that sets out the guidelines for the Delaware Statutory Trust (DST). This revenue ruling created a safe harbor for DSTs as "like kind" for purposes of a 1031 exchange. Investors in DST properties enjoy all the tax advantages of owning traditional real estate with less work and less liability. There are many additional benefits of DST ownership that are unavailable with traditional property ownership.

**Freedom From Management Responsibilities**



**1031 Exchange Protection**



**No Personal Liability**



**Defer Capital Gains Taxes Indefinitely**



**Ease of Financing (Debt Replacement in a 1031 Exchange)**



**No Personal Liability**



**Low Minimums**



**No Add-On Costs**



**Higher-Value Properties**



**An Estate Planning Tool**



**Diversification Strategy**



**Enjoy All the Tax Benefits of Real Estate Ownership**



**For more information:**



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