MyTime EquityPE
Real & Digital Assets

# Slash Your Taxes with These Powerful Real Estate Strategies!

UNLOCK GAME-CHANGING OPPORTUNITIES IN U.S. REAL ESTATE THAT SAVVY INVESTORS ARE USING TO **REDUCE TAX LIABILITY, MAXIMIZE RETURNS, AND BUILD LONG-TERM WEALTH.**

## 1. 100% Bonus Depreciation – Coming Back Soon!

A proposed return of **100% bonus depreciation** could let you **write off the entire cost of qualified property in the first year.** This means:

- Bigger upfront tax deductions.
- Immediate cash flow boost.
- Ideal for real estate investors purchasing or improving assets.

**Act now** to position your investments before the final ruling!

## 2. The Short-Term Rental Loophole Offset W-2 Income Without Real Estate Professional Status

Did you know you can **claim passive losses like depreciation against active income** even W-2 by renting properties for **less than 7 days at a time?**

*No need to qualify as a Real Estate Professional. Just:*

- Own and operate short-term rentals (Airbnb/VRBO).
- Actively participate in management.
- Lease for an average stay under 7 days.

This IRS-recognized strategy is one of the **most powerful tools for full-time employees!**

## 3. Opportunity Zones – Eliminate or Defer Capital Gains

Invest in government-designated Opportunity Zones and enjoy:

- **Deferral of existing capital gains.**
- **Reduction in tax liability the longer you hold.**
- **Potential to eliminate gains entirely on the new investment after 10 years.**

It's not just tax savings it's community impact and long-term value creation.

## Ready to Turn Tax Law into Profit?

Let our team of real estate and tax experts guide you through these strategies. From acquisition to compliance, we'll help you unlock every dollar of savings.

- **Optimize your real estate.**
- **Minimize your taxes.**
- **Maximize your future.**

***Join our Investor Community***

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# Invest in Indian Real Estate Before the 5% Remittance Tax Hits!

Join our Investor Community

## Beat the Clock: Invest in Indian Real Estate Before the U.S. Imposes a 5% Remittance Tax!

### *Secure Your Investments Now and Save on Future Costs!*

The U.S. is considering a new 5% tax on money sent abroad by non-citizens. This could significantly impact your remittances to India. Act now to transfer funds before the tax is implemented.

## Why Invest in Indian Real Estate?

- **High Returns:** Real estate in India offers attractive returns on investment.
- **Growing Market:** Urbanization and infrastructure development are driving demand.
- **Diversification:** Investing in property diversifies your portfolio and hedges against market volatility.

## How to Get Started:

1. **Contact Us:** Reach out to our team of experts specializing in NRI investments.
2. **Consultation:** Schedule a consultation to discuss your investment goals and options.
3. **Transfer Funds:** Transfer funds to India before the potential tax is enacted.
4. **Invest:** Choose from a range of real estate opportunities tailored to your needs.

***Don't let the 5% tax catch you off guard. Invest in Indian real estate today and maximize your returns!***

**Sudhir Pai**
*Managing Principal*

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*Please note that the information provided is based on the current legislative proposal and is subject to change. It's essential to stay informed about the latest developments regarding the remittance tax.(The Times of India)*

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CALIBER CAR WASH

# Caliber Car Wash, GA

We're pleased to introduce an exclusive opportunity to invest in a brand-new, build-to-suit Caliber Car Wash location with a strong tenant and tax-advantage structure:

- **100% Bonus Depreciation Available** under the One Big Beautiful Act—ideal for investors seeking immediate tax benefits.
- **Pending 19.5-Year Absolute NNN Lease** to Caliber Car Wash—offering long-term income stability.
- **Absolute Triple-Net Lease (NNN)** structure requires zero landlord responsibilities— perfect for both local and out-of-area investors.
- **Strong Lease Guarantor**
- **Caliber Car Wash – Fast-Growing National Brand:** Ranked among the Top 20 U.S. operators, with 64 locations across 6 states and $85M in annual revenue.
- **New 2025 Construction** featuring the latest Caliber Car Wash prototype—high quality, modern design tailored to operational efficiency.
- **Prime Location:**
    - o Signalized access near **Interstate 75 (184,000+ VPD)**
    - o Adjacent to **Walmart-anchored centre** with 4.8M annual visits

## Investment Metrics

| Metric | Value |
|---|---|
| Total Asset Cost | $5.36 M |
| Debt Financing | $3.29 M (61%) |
| Equity Investment | $2.07 M (39%) |
| Year 1 Bonus Depreciation Benefit (37% Federal tax shield) | $1.57 M |
| Net Equity After Year 1 (Post-tax benefit effective equity) | $0.50 M |
| Net Operating Income | $380K |
| Cash-on-Cash Return (Excl. Tax Benefit) | 6.20% |
| Cash-on-Cash Return (Incl. Bonus Depreciation Benefit) | 22.20% |

## Investor Notes

- All projected returns are net of fees
- Minimum investment: $250,000
- 1031 Exchange, IRA / 401K, and Estate Planning eligible

KNOW MORE !
BOOK AN APPOINTMENT



If you're interested in reviewing the detailed investment package or scheduling a call, please let us know—we expect high demand for this offering.

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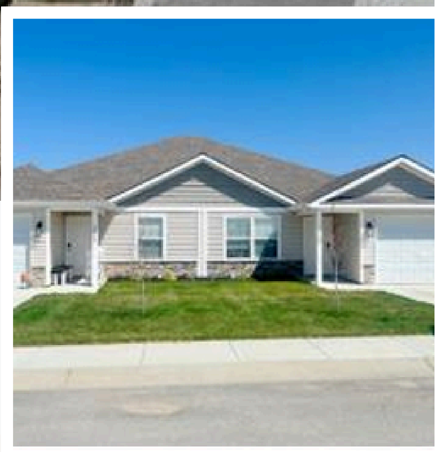

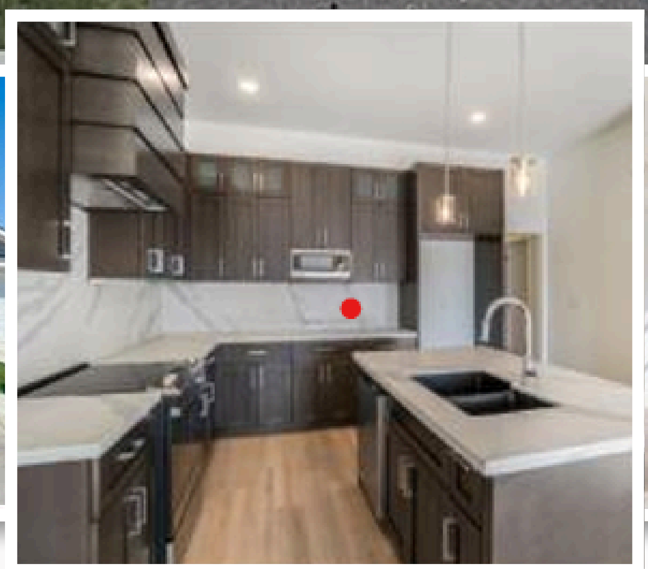

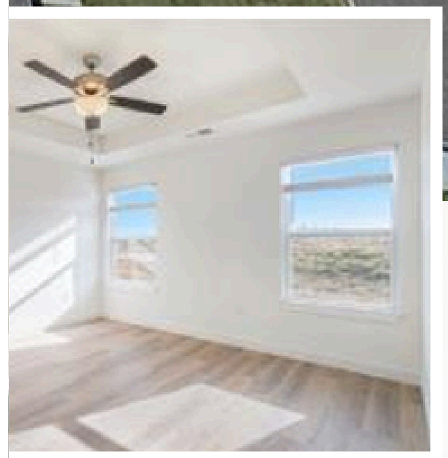

# IMMEDIATE RETURNS, LASTING GROWTH: INVEST IN KANSAS CITY'S PREMIER BTR TOWN HOME PORTFOLIO!

**Exclusivity at its Finest:** Invest in 10 state-of-the-art townhomes in one of Kansas City's most affluent, high-demand neighborhoods.

**Immediate Income Stability:** 90% occupancy and accelerating rental rates combine for instant, resilient cash flow, outperforming multifamily benchmarks.

**Modern Lifestyle Appeal:** Homes feature top-tier construction, energy-saving systems, spacious floorplans, and luxurious interiors—designed for premium rents and tenant retention.

**Zero Maintenance Burden:** Enjoy maintenance-free ownership and best-in class professional property management by MTEPE, maximizing returns and investment simplicity.

**Scalable Entry Point:** Secure 7.9% cap rates and strong pro forma NOI; BTR assets offer higher IRRs and lower operational costs than traditional rental portfolios.

**Market-Driven Appreciation:** Kansas City ranks top-20 among U.S. rental markets, with a projected appreciation rate of 6.8%+, supported by population growth and healthy job creation.

**Institutional Validation:** Backed by substantial institutional investment growth, BTR builds outperform with lower vacancy, superior retention, and recession resistant demand.

**Project Type:** Town Home Building (3800 NW 93rd St, Kansas City, MO 64154)

- Total Cost of Property - $6.79Mn($340K/unit) @7.9% Cap
- Source of Funding
  - Equity: $2.50Mn
  - Debt: $4.29Mn (Interest at 6.15%, 25yrs Amortization)
- Built - 2025
- Occupancy - 90%
- No. of Units - 20 (10 buildings)
- Building SFT - 92,450 (2.12 acres)
- Avg Rent - $2,565
- Unit Type
  - 14 - 3bd/2ba
  - 6 - 4bd/3ba

| Summary of Returns | | |
|---|---|---|
| Total Inflows | | 5,225,155 |
| Investment | (A) | -2,352,900 |
| Surplus over 5 Years | (B) | 2,872,255 |
| ARR over 5 Years | (C=B/A/5) | 24.4% |
| MoIC | (B/A) | 2.22 |
| IRR | | 19.4% |
| CoC | | 9.3% |

## DEMOGRAPHICS:

- The population within 1-mile radius is 1,567 and within 3-mile it is 57,079
- The median age in the city is 38 years
- The median household income within 3mile $71,301

## CRIME:

- 6,436 crimes per 100K residents

## TRAFFIC VOLUME:

- Average Annual Daily Traffic (AADT) on NW Tiffany Springs Rd is approximately 950 vehicles per day

## TRAFFIC OPTION:

- The nearest airport is Kansas City International, which is 8 miles away

### Location Overview: Kansas City, MO

**Strong Demand:** A consistent influx of remote workers and young professionals is fueling demand. The city's affordability compared to coastal markets makes it a popular destination.

**Inventory is a Factor:** While new developments are emerging, the inventory of homes for sale remains competitive, contributing to a seller's market.

**Investment Appeal:** Kansas City is considered a sound choice for real estate investors due to its balanced cost of living, steady property value appreciation, and diverse economy with strong job growth in sectors like tech, logistics, and healthcare.

**Suburban Growth:** Suburbs like Liberty, Overland Park, and Gladstone are experiencing significant price appreciation, with some areas seeing double-digit growth.

**Projected Growth:** The rental market is expected to remain positive, with forecasts suggesting a rent increase of around 3-4% through 2025.

**Demand from Newcomers:** The demand for rentals is consistently high, driven in part by new residents relocating to the city.

**Competitive Rates:** Despite the growth, Kansas City's rent prices are still considered competitive and more affordable than many other major U.S. cities, with an average rent approximately 34% lower than the national average.

**Investment Opportunities:** Rental properties in neighbourhoods like Overland Park and North Kansas City offer strong rental demand and returns for investors. The Northland area, in particular, is a focus for development and is a popular investment spot.

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