



ALTERNATIVE FINANCING - SELF DIRECTED IRA's -

"BE YOUR OWN BANK"

When you absolutely positively have to retire affluent.

Presented By Service Financial

www.servicefinancial.com

414.324.8935



Self Directed IRA's (SDIRA)

- The Self Directed IRA (SDIRA) enables the investment of retirement funds into alternative investments such as real estate, a small business or franchise without tax penalties.
- Instead of traditional small business financing or franchise financing, many entrepreneurs and business owners have used the SDIRA. By rolling your existing retirement funds into the SDIRA you can invest in a small business or franchise inside your retirement plan... without tax penalties!
- The SDIRA, is an alternative financing that allows you to invest in something you can truly control (BE THE BANK!) while significantly affecting its value. Lower the overhead of your new business and enjoy higher retirement-account returns along with other outstanding benefits.



SDIRA - Benefits

- Utilize funds from retirement accounts like IRAs, 401(k)s, 403(b)s, Keoghs, SEPs, etc., without incurring early distribution taxes or penalties.
- Launch your small business or franchise with minimal (if any) debt while securing significant tax benefits.
- Use up to 100% of your retirement funds, or use a portion as a down payment on an SBA, unsecured or home equity loan.
- Combine your retirement funds with the retirement funds of a business partner or spouse.



SDIRA - Benefits

- Save thousands in interest fees and protect your personal credit.
- Invest profits tax-deferred back into your business or pension plan.
- Lower business overhead while aggressively growing your retirement account.
- Position yourself for faster success!
- The SDIRA for small business investing and financial expertise saves you time, expense and worry. To learn how you can finance a small business or franchise while enjoying significant tax and credit advantages.

SDIRA – Top 3 FAQ's

1. Is It Legal To Invest In Real Estate, Notes, Tax Liens, etc. or to Finance A Business With Retirement Funds?

YES...In 1974, Congress passed the Employee Retirement Income Security Act (ERISA), making IRA, 401(k) and other retirement plans possible. Only two types of investments are excluded under ERISA and IRS Codes: Life Insurance Contracts and Collectibles (art, jewelry, etc.). Everything else is fair game. IRS Code Sec. 401 IRC 408(a) (3)

SDIRA – Top 3 FAQ's

2. Why Haven't I Heard About This?

It's really quite simple. Government regulators decided the Securities industry was best suited to inform the public and bring these new products to market. From the beginning, brokers and bankers created the misconception that buying stocks, bonds and mutual funds was all that was allowed. It wasn't true then...and it's not true now. You can probably guess why they kept it a secret.



SDIRA – Top 3 FAQ's

3. How Do I Get Started?

We'll take you through a simple, step by step process designed to put your investment future into your own hands...immediately. Everything is handled on a turn-key basis. You take 100% control of your Retirement funds legally and without a taxable distribution.

SDIRA - Opportunities

Real Estate

Mobile Homes

Promissory Notes

Mortgages

Tax Lien Certificates

Stocks & Bonds

LLC's

Limited Partnerships

C-Corp's

Businesses

Commodities

Real Estate Options

Accounts Receivables

Factoring

Cattle/Horses

Leases

More . . .



SDIRA – Contact Information

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