

**It's Here! The FREE
"Million Dollar Apartment Owners Conference"**

Place a big "X" on your calendar for Saturday, October 2nd for an exciting day of incredible ideas on how you accumulate and keep wealth and achieve lasting success. **Seating is limited so be sure to call (510) 769-7521 and make your reservation!** ***Our FREE seminars will be presented on Saturday, October 2nd, 2004 at the Hilton Oakland Airport at 1 Hegenberger Road in the International Ballroom, (Building 4) beginning at 7:30 a.m. (Registration begins at 7:00 a.m.)*** It is our goal that you discover at least one idea that will help you make and/or keep more money than ever before! When we achieve that goal, it makes it worth spending this exciting day at a whole new level of participation and profiting from this business of providing housing for others.

The focus of the "Million Dollar Conference" will be on protecting and keeping what you have spent a lifetime building. You will discover how to construct a wall (legally) to protect yourself and your total estate. It will be a day of discovering ideas that are needed for protecting what others may try to tear down or take away from you through high taxes and/or other means. You'll discover what some of the financial "suicide bombers" really are and how to avoid the devastating effect they can have on your financial security!

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idea that will help you make and/or keep
more money than ever before!"***

This series of "Success Seminars" is presented with the idea of spending the day with a focus on money making ideas and tips on how to keep what you have spent a lifetime building for yourself and your family. **Our dynamic speakers will be sharing red hot ideas on:**

- "How to Make and Keep a Million Dollars"
- "Greatest Estate Planning Secrets in all of America"
- "Latest Cutting Edge Strategies on Tax Reduction and Lawsuit Protection"
- "New Ways to Sell Your Building and Pay No Taxes"
- "Retiring With a Lifetime Income"
- "How to Save \$1,000's of Dollars With the Right Rental Clauses"

The following describes these money-making and money-saving seminars and the times each one will be given:

**" 7-Step Success System on How to Make & Keep \$1,000,000!
(Been There, Done That!)"**

**Dan Faller, President - Apartment Owners Association
of Northern California
7:30 am**

Dan Faller, multi-millionaire and President of the Apartment Owners Association, will be sharing his personal and powerfully proven "7-Step Success System". You'll be able to apply his success formula to your ownership of apartments AND to whatever other business and/or personal project that you decide to tackle!

You will discover exactly what he did to avoid being wiped out by the 90's real estate crash. Many apartment owners lost a building, and some even lost everything. You'll be presented with a proven technique that will prevent this from even happening to you.

Discover what the most successful, big money makers are doing today, and why we all need additional income as we continue to seek riches in the real estate market.

Be there and you'll find that his proven, simple to follow "success formula" really can work for you.

"New Ways to Sell Your Building, Pay NO TAX

and Retire With a Lifetime Income”
Bob Horning and Phil Atwan
9:00 a.m.

You will discover how to:

- Prepare your investment property for sale
- Use a 1031 Exchange as a safety net
- Use a 1031 Exchange as a retirement vehicle
- Protect your exchange with the Reverse Exchange
- Use an easy way to get more income while doing less management
- The basics & intricacies of how IRS Code Section 1031 works

Bob Horning of MCL Financial, Inc, and Phil Atwan of Exchange Resources are experts in quality investment strategies and estate planning with tax reduction alternatives. Be sure to attend this very informative gathering of professionals discussing 1031 Exchanges and other new and creative tax planning methods of the 21st Century. The choice is yours -- pay Uncle Sam or keep it for yourself and your family!

“How to Retire Early and Rich”
Dale West , National Foundation
for Tax Planning & Asset Protection
11:00 am

Wow! You'll want to hear this guy. Dale West is one of the nation's top asset protection advisors and has been helping real estate professionals properly structure themselves for tax reduction and lawsuit protection for over 30 years. He is a contributing author to the best selling books “21 Secrets of Real Estate Millionaires”, “America's Greatest Tax Secrets Revealed”, and “Cover Your Assets: Lawsuit Protection”.

You will discover the latest cutting edge strategies on tax reduction, lawsuit protection and estate planning for property owners and managers. Mr. West of the National Foundation for Tax Planning and Asset Protection, will be giving you the three greatest estate planning secrets in all of America. These three legal tools are necessary and, if understood, will cut your estate taxes AND current legal liability to zero! No single legal instrument, like your current trust, is sufficient! Discover, for free, information for which others have paid \$15,000.

You'll be discovering:

- How to judgement-proof your real estate and other assets
- How to pass a business and/or other assets to your heirs TAX-FREE
- Legal Strategies that will 100% **eliminate all capital gain taxes**

Dedicated to helping others protect their hard earned money, Mr. West will also give you the top four techniques property owners can use to reduce taxes by up to 45% as well as how you can **protect 100% of your personal and professional assets from lawsuits**, liens, levies and even divorce. Want to know how to structure your assets to give you 100% protection against those mold, lead and discrimination lawsuits that are almost a future certainty? Our speaker will show you how. He will also reveal **three tools that will eliminate 100% of all estate and federal inheritance taxes forever!** Don't miss this one folks! Could save you bundles!

“13 Money-Saving Rental Clauses to Include in Your Lease”
(Save \$1,000's of dollars!)
Jeffrey Taylor “Mr. Landlord”
2:00 p.m.

Don't miss this **brand new seminar** by **Jeffrey Taylor**. Come and discover how to cover yourself with these “must have” clauses that are often overlooked regarding mold, disasters,

evictions, maintenance, utilities, pets, appliances, vehicles, smoke detectors, pest control, judgements, plumbing, broken windows, property taxes and much, much more.

FREE Bonus Package!

All who attend this “Mr. Landlord” seminar will receive a **FREE \$100 BONUS PACKAGE** – a **FREE 6-month subscription to *Mr. Landlord***, the #1 national publication for apartment owners AND... **FREE special reports on:**

- **How To Collect Rent on Time**
- **How to Collect Monies Due From Former Residents and**
- **How to Make Your Hawaiian Cruise Tax Deductible**

This guy is a “one hundred ideas-a-minute” speaker. He is one of the most successful investors and business oriented speakers in the nation. You have the opportunity to discover all kinds of “landlording” ideas so be sure to bring a pad and pen to keep track!

Mark your calendar now: All day, **Saturday, October 2nd, 2004 at the Hilton Oakland Airport at 1 Hegenberger Road in the International Ballroom (Building 4). Seating is limited so be sure to call (510) 769-7521 and make your reservations!** The first seminar begins at 7:30 a.m. and the last seminar starts at 2:00 p.m. Plan to spend a day discovering the best money-making and money-saving ideas that exist today! ***Please bring a friend – they can be assured that they will discover at least one idea that will help them make and/or keep more money than ever before as a direct result of attending.*** See you there!