

**It's Here! The FREE "Million Dollar Apartment Owners Conference"
Saturday, May 21st – Santa Clara Convention Center**

You'll want to place a big "X" on your calendar for **Saturday, May 21st** for an exciting day of incredible ideas on how you can accumulate and keep wealth and achieve lasting success. **Seating is limited so be sure to call (510) 769-7521 or (800) 851-2213 and make your reservation!**

**Saturday, May 21st
Santa Clara Convention Center
(Great American Ballroom),
5001 Great America Parkway, Santa Clara**

(Registration begins at 7:00 a.m.)

Your FREE Membership!

If you are new to AOA and you have never been a member in the past, you'll receive a **FREE six month AOA membership**. You'll have all the privileges and rights of our other members. You'll become a part of the largest individually organized group of apartment owners and property managers in the whole state. Why are we giving away memberships at no charge? Because we hope you'll renew at the end of your six-month freebie, BUT, there is no obligation!

***If you are new to AOA and
you have never been a member
in the past, you'll receive a
FREE six month AOA membership.***

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!

***"It is our goal that you discover at least one
idea that will help you make and/or keep
more money than ever before!"***

It will really be a day of rebuilding and keeping 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 Plus"
- "Greatest Estate Planning Secrets in all of America"
- "How to Earn 10-50% Annualized Yields with Minimum Risk"
- "Latest Cutting Edge Strategies on Tax Reduction and Lawsuit Protection"
- "New Ways to Sell Your Building and Pay No Taxes"
- "How to Acquire Real Estate for 25% of the Value of the Property"
- "Retiring With a Lifetime Income"
- "How to Legally Protect Yourself from Lead and Mold Lawsuits"

The following describe these **FREE money-making and money-saving seminars** and the time each one will be given:

7:30 a.m.

**“7-Step Success System on How to Become a Multi-Millionaire...and Keep It!”
(Been There, Done That!)**

Dan Faller, President

Apartment Owners Association of California

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.

9:00 a.m.

**“Latest Cutting Edge Strategies on Tax Reduction,
Lawsuit Protection and Estate Planning”**

Dale West of the National Foundation

for Tax Planning & Asset Protection

You will discover the latest cutting edge strategies on tax reduction, lawsuit protection and estate planning for property owners and managers. Dale 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!

You’ll be discovering:

- How to judgment-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!

1:00 p.m.

The Ultimate High-Return/Low Risk Investment

Mark Walter, Tax Lien Specialist

Come and discover what others have paid \$15,000 to learn! Mr. Walter, one of the Nation’s leading tax lien and tax deed investment experts will reveal his closely held secrets. He is

contributing author to the books, Secret Wealth and 21 Secrets of Real Estate Millionaires. He will teach you how to:

- Earn 16-50% annualized yields with minimal risk
- Secure a steady income of an additional \$3,000 to \$10,000 per month
- Build your own fortune starting with any dollar amount
- Earn 16-50% interest in your IRA
- Acquire Real Estate for 25% of the value of the property
- Use one of the most lucrative financial opportunities available in America

You won't want to miss this one!

3:00 p.m.

“New Ways to Sell Your Building, Pay NO TAX and Retire With a Lifetime Income”

Linda Bak of Private Equity Group, LLC,

Jeff Yonamine of Exchange Resources, Inc. and Jeff Reed of T.E.A.M. Portfolio

Linda Bak of Private Equity Group, LLC, Jeff Reed of T.E.A.M. Portfolio and Jeff Yonamine 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**, the advantages of **Tenant In Common, (TIC) Investments, Private Annuity Trusts** 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!

You will discover how to:

- Prepare your investment property for sale
- Private Annuity Trusts and how they work
- Use a 1031 Exchange as a retirement vehicle or safety net
- 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

Mark your calendar now: All day, **Saturday, May 21st at the Santa Clara Convention Center, (Great America Ballroom), 5001 Great America Parkway. (Please see back cover of this issue for a schedule of seminars.) Seating is limited so be sure to call (510) 769-7521 or (800) 851-2213 and make your reservations!** The first seminar begins at 7:30 a.m. and the last seminar starts at 3:00 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 that ever before as a direct result of attending.*** See you there!