



LEARN ABOUT THE POTENTIAL FOR

Tax Efficiency on LOW Basis Real Estate & the 1031 Exchange Alternative

MAY 31 @ 12 PM (CT) | JUNE 4 @ 3 PM (CT)

REGISTER NOW

JOIN US

FRI. MAY 31 at 12 CT or TUES. JUNE 4 at 3 PM CT for a webinar hosted by Dan Werry, of Irvine Advisors and guest speaker, Erik Conrad, of InCommercial.

DISCUSSION TOPICS will include Using Bonus Depreciation to Offset Tax on Passive Income or Real Estate Gain using Motor Fuel Fund III LP offering. As well as the 2nd quarter investment incentive.

WHO SHOULD ATTEND? Investors who paid a tax on Real Estate Income in 2023.

HOSTED BY:

Dan Werry

*Registered Representative
at Irvine Advisors*



GUEST SPEAKER:

Erik Conrad

*CEO
at InCommercial*

ABOUT IN COMMERCIAL

InCommercial Property Group is a full service, end-to-end investment real estate portfolio manager with deep subject matter expertise. We have earned our stripes through a 20-year history of ownership, acquisition, disposition, financing, asset management and property management. Our team is dedicated to executing each step of the investment cycle and insists on demonstrable value, streamlined operations, accretive financing and efficient exits¹. We focus on providing risk-adjusted returns, backed by investment-grade credit tenants and demographically supported industries¹.

¹ There can be no assurance that these objectives will be achieved.

Interests in InCommercial Motor Fuel Fund III LP are made through JCC Capital Markets, LLC, a member of FINRA/SIPC as the managing broker dealer. Irvine Advisors, LLC offers securities through Emerson Equity, LLC as a soliciting dealer of JCC Capital Markets, LLC for the Fund. JCC Capital Markets, InCommercial, Irvine Advisors, and Emerson Equity are not affiliated.

REAL ESTATE RISK DISCLOSURE

All investments involve risk. Risks associated with the Interests include the following:

- There is no guarantee that any strategy will be successful or achieve investment objectives including, among other things, profits, distributions, tax benefits, exit strategy, etc.;
- Potential for property value loss – All real estate investments have the potential to lose value during the life of the investments;
- Change of tax status – The income stream and depreciation schedule for any investment property may affect the property owner's income bracket and/or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities;
- Potential for foreclosure – All financed real estate investments have potential for foreclosure;
- Illiquidity – These assets are commonly offered through private placement offerings and are illiquid securities. There is no secondary market for these investments.
- Reduction or Elimination of Monthly Cash Flow Distributions – Like any investment in real estate, if a property unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow distributions;
- Impact of fees/expenses – Costs associated with the transaction may impact investors' returns and may outweigh the tax benefits
- Stated tax benefits – Any stated tax benefits are not guaranteed and are subject to changes in the tax code. Speak to your tax professional prior to investing.

1031 RISK DISCLOSURE

- There is no guarantee that any strategy will be successful or achieve investment objectives;
- Potential for property value loss – All real estate investments have the potential to lose value during the life of the investments
- Change of tax status – The income stream and depreciation schedule for any investment property may affect the property owner's income bracket and/or tax status. An unfavorable tax ruling may cancel deferral of capital gains and result in immediate tax liabilities;
- Potential for foreclosure – All financed real estate investments have potential for foreclosure;
- Illiquidity – Because 1031 exchanges are commonly offered through private placement offerings and are illiquid securities. There is no secondary market for these investments.
- Reduction or Elimination of Monthly Cash Flow Distributions – Like any investment in real estate, if a property unexpectedly loses tenants or sustains substantial damage, there is potential for suspension of cash flow distributions;
- Impact of fees/expenses – Costs associated with the transaction may impact investors' returns and may outweigh the tax benefits

IMPORTANT DISCLOSURE

For more information on Emerson Equity, please visit FINRA's BrokerCheck website. You can also download a copy of Emerson Equity's Customer Relationship Summary to learn more about their role and services.

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