



*A Simple Tax Deferral Opportunity for Sellers
&
An Improved Financing Opportunity for Buyers*

The 453 Commercial Loan ProgramTM

Key Advantages

Sellers are able to:

- Defer Some or All of the Taxable Gain - *For as Long as They Want*
- Invest Before Tax Proceeds - *As Much as They Want*
- Receive an On-Going Payment Stream of Income - *Designed However They Want*
- Earn a Competitive Rate of Return - *For as Long as They Want*
- Don't Pay Taxes Until Proceeds Are Actually Received - *Whenever They Want*

Plus, the Buyer can get potentially more favorable financing terms!

A Typical Client Profile

- Seller is retiring or pursuing other interests
- Seller is concerned about his/her taxes
- Seller is concerned about the investment of his/her sale proceeds
- Seller is not interested in a traditional 1031 Exchange
- Seller is concerned about asset protection and spendthrift protection
- Seller is concerned about security of any needed "Seller Financing"
- Multiple Owners/Sellers who each want an individual exit plan
- Price gap exists between Buyer and Seller

The 453 Commercial Loan Program can benefit any Buyer who is purchasing a business or property from a Seller who fits the criteria stated above.

Contact CrailHuntly[®] to learn more about the 453 Commercial Loan Program.
(913) 685-0755

www.453Loan.com

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