



GENERATIONAL WEALTH AND TAX STRATEGIES

In addition to being a high yield, tax efficient investment, Midwest Equity specializes in solving for tax liabilities. Some specific examples are included below.

- 1. Generational Wealth Planning for Clients with Estate Tax or Capital Gains Liability.** Midwest Equity is a passive investment with high cash flow and step-up in basis potential that can wipe away all deferred capital gains. There are potential benefits for minority discounts on taxable estates.
- 2. Farmland Owners for Succession Planning or Improved Cash Flow and Tax Shelter.** Midwest Equity is a resource for the sale of land without tax consequences. The investor can significantly improve cash flow and Midwest Equity is a useful tool for succession planning. We can accommodate a 1031 on land into the fund - it qualifies as 'like kind' exchange.
- 3. 1031 Exchanges/Capital Gains Liability.** We have a ready inventory of fully vetted stabilized assets that can be identified for an exchange/sale. We can accommodate almost any timing because we have a full pipeline of properties that close year round. There are also opportunities for partial cash out liquidity upfront without tax penalty.
- 4. High Net Worth Clients (Family Office, Companies or Individuals).** Midwest Equity offers diversification, tax shelter, cash flow, and appreciation. It is a high performing, passive alternative investment.
- 5. Owners of High-Quality Medical, Retail or Industrial Logistics Properties.** Transfer qualifying owned real estate into Midwest Equity in exchange for units in the diversified Midwest Equity fund. This is a simple transaction to diversify whereby the investor gets credit for the appreciated value of a property without having to sell or do a 1031 exchange.
- 6. Merger or Acquisition Scenarios.** Companies selling a business often should separately sell the real estate. We can assist with locating a buyer for the real estate as part of a sale-leaseback, as well as facilitating a tax-free exchange in one of our funds.