How To Leverage A Solo 401K To Invest In Real Estate…

Hey [NAME],

Real estate investments aren't commonly viewed as anything extraordinary.

Sure, some view real estate as "the holy grail" of investing, but for others, it's not looked upon as anything "beyond compare".

But did you know you can invest in real estate through your (retirement account) to not only secure a safe financial future but also make passive income?

People in day-to-day life, (myself included) have viewed retirement accounts as just being a "savings account", and I was completely wrong until I found out the following…

You already know what a 401k plan is, but have you heard of a Solo 401K?

If you have great,
If you haven't, even better!

Luckily, you don't need to read some gurus' book about it, you can learn in just 5 minutes.

First of all, you'll need to find a qualified custodian or provider. Make sure your provider actually knows a thing or two about real estate investing.

Here's how you can find qualified providers:

- Online search | find well-established companies with a history of handling self-directed solo 401Ks | read reviews + check their Better Business Bureau (BBB)

- The best way is by going to social media and using search terms for providers offering this service (AKA, prospecting).

Now you need to fund your account.

You can fund your account through employee, or employer contributions. The limit on the amount of money you can send (employee + employer) is $61,000 (or $67,500 if you're older than 50).

After you've found a provider/custodian and opened up an account, you need to opt for a "self-directed" Solo 401K. This is a one-way ticket to getting freedom over your investments.

Now let's get to what you've been waiting for…
(Keep in mind this is NOT financial advice!)

Let's cut the fluff, you already know why you clicked on this email…

Here's the straight-forward path on how you can successfully invest in real estate through your Solo 401K funds—

1. First of all, make sure you've followed all the previous steps.

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2. Once your Solo 401K is funded by 1 or 2 of the funding methods (employer and employee contributions), you can now use the funds to invest in real estate. 🤑

   Everything from residential properties, vacant land, commercial properties, and even certain real estate-related assets like tax liens and mortgage notes!

   You May Be Wondering "What are the benefits of a Solo 401K"?
   Here are a few:

- Earnings from real estate investments in a Solo 401(k) grow tax-deferred, so you only pay taxes when you withdraw the funds in retirement, offering significant tax advantages.☑️
- Control and flexibility. ☑️
- Rental income and profits go directly to your Solo 401K account. ☑️
- Passive income through rental properties. ☑️
  And so on…

  The birth of successful real estate investing…

Now that you know how to invest in properties via your Solo 401K funds, you may be wondering "What's next in store?"

Want more content on everything real estate, self-storage, and running an SMB? Feel free to subscribe to our newsletter and share directly from your inbox! For our subscribers, your first consultation is on us.✅

Thanks for reading and happy investing!

Your MEP Investment Team

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Shane Mason and the MEP Investment Team