

Understanding Our Criteria & How We Structure Deals

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Why Sellers & Brokers Choose Our Strategy

We specialize in **creative, tax-efficient deal structures** that empower sellers to:

- Maximize **net after-tax proceeds**
 - Eliminate future management responsibilities
 - Generate **predictable income streams**
 - **Transfer wealth tax-free** using elite tools you won't hear about from traditional brokers or CPAs
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Who We're the Right Fit For

- Commercial property owners with **equity to monetize**
 - Sellers open to **flexible payout structures**
 - Those ready to **exit management headaches** and secure their legacy
 - Business-minded individuals who value **tax protection and long-term cash flow**
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The Benefits of Our Creative Structuring

Tax Efficiency

- **Deferred capital gains** using structured installment payments
- Income is spread over multiple years = **lower marginal tax brackets**

- Avoids the “income spike” of a traditional sale that triggers unnecessary tax exposure

Operational Simplicity

- Shift **maintenance, legal exposure, and management** to us
- Earn consistent income while reclaiming time and peace of mind

Cash Flow with Upside

- Seller-financed structures can include performance-based bonuses
- Optional escalation clauses to help beat inflation and rising costs

Why Work With Me?

I’m not just another buyer—I’m a **CRE Transaction Engineer** with:

- A **Business Law degree** focused on deal structuring, taxation, and risk
- Deep experience with **corporate entities, credit optimization, and tax-aligned payouts**
- Recognition as a **Top 1% provider of corporate debt and equity funding strategies** in the U.S.

I know where deals fall apart—and I’ve fixed enough broken ones to ensure **it will never happen to you**.

The Secret Weapon Most Sellers Never Hear About

Why THE LASER FUND APPROACH Beats the 1031 Exchange—Every Time

The 1031 Exchange is common—but that doesn’t mean it’s the best. Here’s the truth:

	1031 Exchange	THE LASER FUND APPROACH
Tax Relief	Defers taxes—but they’ll come due later	Eliminates capital gains tax completely
Control	Locked into new property deadlines and rules	Total liquidity, total flexibility

Management	You're still a landlord—tenants, toilets, taxes	Zero management, zero stress
Legacy	Still taxed through estate unless planned tightly	Passes wealth 100% tax-free to heirs
Returns	Market-based, taxable cash flow	8–12% average tax-free growth (up to 18% in strong years)
Access	Funds are tied up in new asset	Borrow against your policy, no banks, no applications

A 1031 delays the pain. The Laser Fund Approach eliminates it.

Instead of rushing into another building or battling IRS deadlines, you gain **full financial freedom** with tax-free growth, protection from lawsuits, and cash-flow independence.

This is a strategy the ultra-wealthy have quietly used for decades. It's not "life insurance" the way most people understand it—it's a **liquid, tax-free, judgment-proof wealth engine**.

And with proper structuring, your **equity payments can fund this vehicle**—turning your deferred income into **permanent, private wealth** that can serve you *and* your heirs for generations.



How the Process Works

1. **Strategy Call** → We assess your property, timing, and tax exposure
2. **Deal Drafting** → We build a flexible, tax-smart payment structure
3. **Entity & Tax Structuring** → All backed by our business law and capital expertise
4. **IUL Integration (Optional)** → Your deferred proceeds go to work immediately in a tax-free vault
5. **Execution** → You walk away from management, risk, and tax burdens—with predictable wealth ahead



Why This Is a Win for Sellers (and Smart Brokers)

- **Higher Net Proceeds After Tax**
- **Freedom from Property Responsibilities**
- **Reliable, Passive Income for Life**
- **Multi-Generational Tax-Free Wealth Transfer**

- **No Deadlines, No Replacement Properties, No IRS Pressure**

You won't get that from a 1031.

You won't get that from a cash buyer.

You will get that from us.

Let's Build Something Better

If you're thinking about selling—or even *just planning ahead*—there's no better time to discover what a truly strategic exit looks like.

Let's have a private conversation about how to turn your equity into **freedom, income, and legacy wealth**—with none of the stress, taxes, or limits of the old playbook.

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