



280 S Ronald Reagan Blvd, Ste 200  
Longwood, FL 32750

Toll Free 877-259-3256  
www.NuViewIRA.com



### CONTACT US

#### Dedicated Representative

#### Austin Holloway

Office: 321-275-0476

Cell: 407-808-6383

aholloway@nuviewira.com

**NUVIEW IRA** serves as a passive administrator that provides custody of alternative assets.

NuView is not a fiduciary, and as such it does not provide investment advice nor does it sell investments.



# BUY REAL ESTATE *with your retirement funds*

## LOOKING TO DIVERSIFY?

## INTERESTED IN INVESTMENT REAL ESTATE?

NuView gives clients access to their retirement funds to purchase any kind of investment property. From undeveloped land to rental homes when purchased within a self-directed IRA and the entire investment grows without taxes! All income and expenses flow through the IRA.

An IRA can purchase real estate in the following ways.

**Cash** – the IRA pays cash for the entire property

**Partnering** – IRAs can purchase fractional ownership in property

**Financing** – IRAs can mortgage real estate with a non-recourse loan

## THE PROCESS IS SIMPLE...



1 – Set up and fund your self-directed account with NuView IRA

2 – Identify the real estate investment you wish to purchase

3 – Submit a Purchase Authorization and the contract to NuView

*We do the rest!*

Once you have read and approved all the closing documents, NuView can execute the request and send your funds to the closing within 48 hours. Your IRA now owns the property!

# FREQUENTLY ASKED *Questions*

## 1. Can I use the property personally?

Properties are for investment use only as indicated in IRS tax code 4975. neither you nor any disqualified parties may use the property to live or vacation in.

## 2. How is the property titled?

An investment property in your retirement account would be titled as: "NuView IRA FBO [Your Name] IRA"

## 3. What happens to the investment income my property generates?

All investment income will be deposited back to your IRA to keep the investment tax-advantaged. Investment income can be reinvested as you so choose. Funds are FDIC while held in your NuView IRA account.

## 4. What happens if I do not have enough funds in my IRA to purchase a property? Can I leverage my IRA?

Your IRA is able to obtain a non-recourse loan in order to purchase investment properties. It's important to note that your IRA will be paying down the mortgage it obtains. Another option is for your IRA to partner with another investor. Many individuals who do not have enough cash in their IRA to purchase a property will partner with themselves, a spouse, or another individual in order to make up the difference. Please note that the ownership in the property will be split based off of the dollar amount each investor puts up and all profits and expenses will also be split this way.

## WHY INVEST IN ALTERNATIVES WITHIN AN IRA?

Self-directed IRAs offer clients the broadest range of investment options. While real estate, notes, private placements, and precious metals may be common investments within self-directed IRAs, the available investment options include many additional asset classes.

Why limit your investments to stocks, bonds, or mutual funds? If you're interested in using your retirement funds for turnkey real estate then get your NuView IRA set up today!

## ALTERNATIVE ASSETS HELD BY NUVIEW INCLUDE

Real Estate  
Mortgages & Notes  
Private Companies Precious  
Metals  
Tax Deeds & Liens  
And Much More!



**nuview**IRA

280 S Ronald Reagan Blvd, Ste 200  
Longwood, FL 32750

Toll Free 877-259-3256  
[www.NuViewIRA.com](http://www.NuViewIRA.com)