



ADVANTAGES OF CREATIVE FINANCING TO THE BUYER

Leverage offers low down payment, easier to qualify, more in control of your money.

Step by step, and without complicated mathematics, we will guide you through a successful, smooth and satisfactory transaction.

Transaction is structure to meet the financial needs and goals of each family member with few regrets later.

Consider the potentials for tax liability “now, later or never”.

Creative financing offers many flexibilities. There are numerous variations to the capital structure. Ask how.

Potential for your foreign national clients to avoid or curtail FIRPTA withholding and substitute capital gains rather than ordinary income tax.

Mechanism designed to be thorough, compete and smooth throughout the transaction.

No front points to the borrower are possible.

All mechanisms are skillfully, effectively, and precisely engineered and have been successful over the years. The principles of negotiation and clauses are from the book “Steal That Property, by Dr. Saul Larner published by Prosperity Publishers.

Consideration given to the land trust (be sure to click on the link above to see 40 advantages. This excerpt is from the cle course, “For Rich or for Richer” approved by the State Bar Associations of both California and Hawaii as developed and presented by Dr. Saul Larner.

Complimentary meeting with client’s attorney to provide forms, clauses and rules regarding the land trust, all from Dr. Saul Larner’s publication in his course approved by the Hawaii and California State Bar Associations. (Be sure to click on link)

Credit bureau credit reporting advantages.

A rapid closing can be arranged.

For more information, Contact:

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