

Is the equity in your rental property growing? Upgrade your investment or purchase additional property with your newly gained equity to take advantage of:

* historically low interest rates;
* increased equity to leverage into more investments;
* a greater monthly cash-flow of spendable income;
* a potential §1031 tax deferred exchange;
* additional price-value increases as an inflation hedge; and
* increased tax benefits.

**Call me today! I can help you optimize your real estate portfolio.**

Time for an **upgrade**!

**Your Name**

CalBRE Lic#  
555.555.5555  
youremail@mail.com  
yourwebsite.com