



Tax Deductions for Real Estate Investors

Income - Copies of checks and statements from sales, service, commissions and bonuses.

Advertising - Business cards, newspaper ads, information packets you hand out, free samples, flyers, product testing, videos and CD's.

Accounting - Receipts for your accounting kit, computer programs and tax preparation.

Children - Money paid to children for helping with such things as delivering flyers, product, stuffing envelopes, cleaning office and car, etc.

Delivery or Shipping - Cost to mail or ship products.

Dues and Subscriptions - Dues to professional organizations and magazines that have to do with your trade or business.

Educational Expense - Classes or seminars that you take to improve your business and to learn about real estate investing.

Finding Property - Expenses you incur for finding property: travel, publications, etc.

Gifts - Gifts to clients and associates.

Insurance - Professional insurance, liability, vehicle, health, property, in some cases Life.

Interest and Closing Costs - Loan interest on properties, closing costs on properties, purchase contract forms, etc.

Laundry and Cleaning - This includes uniforms and protective clothing and also your clothing when you are out of town.

Legal and Professional Services - Attorneys, accountants, inspectors, appraisers, Realtors, title fees, warranty deeds, qualifier fees, etc.

Materials - Anything you put into a product or service that you leave with the customer.

Office Expense - Office supplies, forms and receipt books, computer supplies, internet, postage, printing, day planner, palm pilot, bank charges.

Shows - Trade and home shows that you attend or participate in.

Supplies - Things you use to improve properties that does not stay with the property.

Repairs - Repairs to property, structure of the building, tile, carpet, landscaping, etc.

Travel - Hotels, airfare, cab fare, parking, cleaning while away from home, trip log.

Meals and Entertainment - Meals with clients, potential clients, and associates. Also tickets to movies or events with or for clients.

Rent - Rental fees for equipment, booths for shows, technical equipment, rooms for meetings, office, etc.

Taxes and Licenses - Business, professional, state and city licenses. Taxes on property, payroll, and sales tax.

Telephone - Cell phone, long distance calls on home phone, extra phone lines into home for business, fax or Internet.

Home Office - A separate room in your home to do business and accounting. A percentage of utility Bills, home owners insurance, property tax, mortgage interest, refinance fees, repairs and maintenance, cleaning supplies, office decor, etc. are deductible.

Purchases - Any equipment, office furniture, computers, vehicles that cost over \$200.

Mileage or Vehicle - There are two ways to take a vehicle expense. One is to take the mileage you use when picking up product, supplies, office supplies, meetings, handing out advertising or business cards, meals and entertaining clients, etc. The other way is to take the expense of using the vehicle: fuel, parts, mechanics, oil changes, etc. Along with taking expenses, you can also depreciate the vehicle.

Lone Peak Business Solutions, Inc.

www.lonepeakbusiness.com

801-796-5937