

## Tax Benefits of Real Estate Investing

<b>Mortgage Interest Deduction</b>	<i>Allows you to subtract the amount of interest paid toward a mortgage from your taxable income.</i>
<b>Property Tax Deduction</b>	<i>Allows you to deduct state and local taxes they pay on investment properties from their federal income taxes.</i>
<b>Passive Loss Deduction</b>	<i>Allows you to distribute the deduction across the useful life) of the property.</i>
<b>Depreciation</b>	<i>Allows you to deduct the costs of buying and improving that property from your taxes and potentially lower your taxable income as long as you are using the property to generate rental income.</i>
<b>1031 Exchange Tax Deferral</b>	<i>Allows you to defer the capital gains taxes on the sale of an investment property by reinvesting the proceeds from the sale into another "like-kind" property.</i>

# Real Estate Investor And The Federal Income Tax



**CO Houle**

## **Real Estate Investor And The Federal Income Tax:**

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