BE THE BANK

HOW TO INVEST WITH A SELF-DIRECTED IRA





OPEN A SELF-DIRECTED IRA ACCOUNT



- Popular custodians: Equity Trust, Quest Trust, Advanta IRA, uDirect IRA, etc.
- Decide on an IRA type: Traditional, Roth, SEP, or Solo 401(k).

FUND YOUR SDIRA



- Transfer funds from an existing IRA or 401(k) tax-free, no penalty.
- Or contribute new funds (subject to IRS limits, e.g., \$7,000/year in 2025).
- You can also roll over an old 401(k) from a previous employer.

SELECT YOUR INVESTMENT

- Find a qualified investment opportunity such as:
 - Real estate
 - o Private lending/debt fund
 - Notes or promissory loans
 - Private equity
 - Verify the investment complies with IRS rules (see Step 5).

DIRECT YOUR CUSTODIAN TO INVEST

- Submit a "Buy Direction Letter" to the SDIRA custodian with:
 - o Offering documents (PPM, subscription agreement)
 - o Entity details (EIN, address, legal name)
 - Investment amount
- Funds are released directly from the IRA to the investment



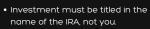


5. AVOID PROHIBITED **TRANSACTIONS**

- You can't invest with or benefit from disqualified persons: o You, your spouse, kids, parents, or their businesses.
- The IRA owns the asset, not you personally.
- No "self-dealing" or using IRA assets for personal gain.



6 TITLE THE INVESTMENT CORRECTLY



- Example:
 - "ABC Trust Company FBO John Smith IRA #123456"



LET THE INVESTMENT WORK

- · All income (interest, dividends, profits) goes back to the SDIRA tax-deferred (Traditional) or tax-free (Roth).
- You can reinvest those earnings within the IRA.



KEEP IRA FEES & RECORDS ORDER

- · The custodian typically charges annual admin fees.
- Keep clean records and make sure all distributions/returns go to the IRA, not to you personally.



DISTRIBUTIONS & RMDS

- Traditional IRAs require RMDs (Required Minimum Distributions) starting at age 73.
- Roth IRAs have no RMDs and are tax-free if held 5+ years and you're over 591/2.





10. WORK WITH PROFESSIONALS

- Use a reputable custodian, and consider:
 - Tax advisor or CPA
 - Real estate attorney (if investing in notes or funds)
 - o Financial advisor experienced with alternative assets

Disclaimer: This is not tax, legal, or investment advice - consult your financial advisor or IRA custodian before making any investment decisions.

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