

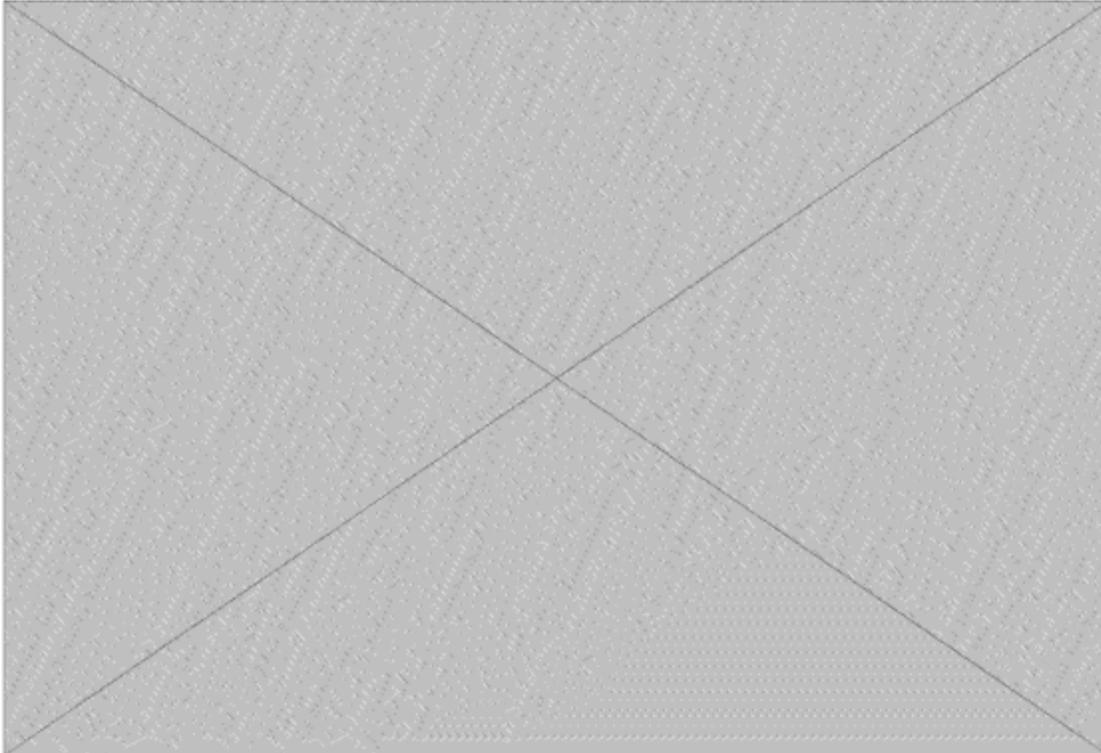
From: "Nelson, Justin D" <[REDACTED]>
To: "jeffrey E." <jeevacation@gmail.com>
Subject: Mortgage idea
Sent: Friday, January 15, 2016 8:33:08 PM
[image001.png](#)
[image002.png](#)
[image003.png](#)

Jeffrey – How was the meeting with Leon?

Here's an idea for him and maybe others. Mortgage rates have dropped again and are nearing the lows. If Leon did a cash-out mortgage on one or more of his properties, he could take the proceeds and link them to a new investment – it could be anything, but preferable if it generates ordinary income. He could use the investment interest deduction and deduct the interest against the investment income. What do you think? See rates below. It's a great way to lock in long term and not worry about market fluctuations. If it's a co-op or non-NY state property, closing costs are minimal.

Regards, Justin

Please see below for J.P. Morgan's mortgage rates as of January 15, 2016. Rates reflect 0 points*, a 60-day lock period and a 0.125% reduction with direct debit from a J.P. Morgan checking account.



For purchases, see Purchase rate sheet

For refinances in California, see California rate sheet

APR means annual percentage rate.

Note: rates are available for mortgages in excess of \$10MM. Please call for a rate quote.

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All loans \$417,000 and under will include a one point (1%) fee.

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