

## **BENEFITS OF CHOOSING TAX CREDIT CONNECTION, LLC**

Protect your land with a conservation easement tailored specifically to you and your family.

Spend time enjoying your land while Tax Credit Connection, LLC prepares all of the documents to sell your credits and to file with your taxes.



Feel comfortable working with Ariel Steele of Tax Credit Connection, LLC—the only tax credit broker who has spent years helping landowners put conservation easements on their properties before selling tax credits.

Tax Credit Connection, LLC thoroughly reviews all tax credits before selling them, thereby finding and solving problems before they become issues.

Tax Credit Connection, LLC gives back—at least 10% of all sale proceeds are donated back to the land conservation community.

## **SIMPLE AND EASY REGISTRATION**



To register to sell your tax credits, complete an application form available on our website, or contact our office.

For donations made by December 31, credit sales must close by the following April 15 in order to be used on the prior year's tax return. Early registration is recommended because Tax Credit Connection, LLC matches credits based on your registration priority.

## **FOR MORE INFORMATION CONTACT:**

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**Tax Credit Connection, LLC** has been helping landowners turn their tax credits into cash since 2003. Ariel Steele joined Tax Credit Connection, LLC after spending six years with Boulder County Parks and Open Space Department, where she specialized in assisting landowners with conservation easement donations. Ariel graduated from Georgetown University Law Center in 1993 and practiced law for four years before changing her focus to land conservation.



*Tax Credit Connection, LLC recommends that you contact your own financial and legal advisors for specific advice.*



## **PRESERVE YOUR LAND AND EARN FINANCIAL REWARDS**



Tax Credit Connection helped Hawks Haven, LLC and Allison Elliot sell tax credits after conserving their land near Paonia, Colorado.

## **USE CONSERVATION EASEMENT INCOME TAX CREDITS TO:**

- ◆ **PRESERVE FARMS AND RANCHES**
- ◆ **PROTECT WILDLIFE HABITAT**
- ◆ **MAINTAIN SCENIC VISTAS**
- ◆ **CREATE TAX BENEFITS YOU CAN SELL**

[www.taxcreditconnection.com](http://www.taxcreditconnection.com)

## PRESERVE COLORADO FOR FUTURE GENERATIONS



Conservation easements provide permanent protection for important conservation values, including wildlife habitat, agricultural lands and scenic views, by preventing certain types of development. They provide a way to ensure *that your property remains the way you love it even after you no longer own it.*

## RECEIVE CASH FOR YOUR DEVELOPMENT VALUE WITHOUT SELLING YOUR LAND



When you protect your land with a conservation easement, you still own your land and can continue to use it as you have been. You also receive state income tax credits that can be sold for cash. Tax Credit Connection, LLC has successfully sold millions of dollars of tax credits for landowners.

## TAX CREDIT CONNECTION MAKES SELLING YOUR CREDITS SIMPLE



Unlike other tax credit brokers, Ariel Steele of Tax Credit Connection, LLC, has both a legal background and six years experience at Boulder County Parks and Open Space working hands-on with landowners to put conservation easements on their property. Because of her unique background, Ariel thoroughly understands the conservation easement process from beginning to end. This means she has the professional knowledge and the personal touch necessary to make your tax credit sale a pleasant conclusion to a sometimes complicated process.

## GET IMMEDIATE CASH FOR YOUR TAX BENEFITS BY SELLING YOUR TAX CREDITS



You can get your money within weeks of completing your conservation easement donation when you sell your credits with Tax Credit Connection, LLC. To entice buyers to purchase credits, they are sold at a small discount. Generally, credits sell for approximately 82% of their face value, which means, if you sell \$100,000 in tax credits, you will receive a check for \$82,000.



The Gallobs protected their family ranch in Crawford, Colorado, with a conservation easement donated to the Black Canyon Land Trust.

## CONSERVATION EASEMENTS PROTECT YOUR LAND FOREVER



Conservation easements are legal documents that restrict the way you can develop your land. Each conservation easement is different, and you can create one that is perfect for your situation. To earn financial benefits, conservation easements must be permanent and be donated to a qualified land trust or local government open space program. The conservation easement must protect recognized conservation values, including open space, wildlife habitat, agricultural lands, scenic vistas or public recreation.

## TAX CREDITS ARE GENEROUS BENEFITS FOR COLORADO DONORS



In 2006, you can receive up to \$260,000 in tax credits based on the donation value of your conservation easement. You receive an income tax credit of 100% of the first \$100,000 in donation value and 40% of the next \$400,000 in donation value. Beginning January 2007, you can receive up to \$375,000 in tax credits, but the formula will change to a straight 50% of your donation value.

## A QUALIFIED APPRAISAL IS NECESSARY TO CREATE CREDITS



It is important to hire a qualified and experienced appraiser to determine the donation value of your land. He or she will look at what your land is worth today without any restrictions and then determine what it is worth after you have conserved it with a conservation easement. For example, if your land was worth \$1,000,000 as a potential housing development and you restrict the use to grazing and a house site, it may then only be worth \$400,000. In which case, your donation value would be \$600,000.



Tax Credit Connection, LLC helped the Meyers sell tax credits after preserving their land with The Nature Conservancy.