

# \$17,718 in Tax Savings Through Smart Loan Structuring

Clients:  
Laguna Couple

Scenario:

- Owned a **fully paid-off investment condo**
- Had a **\$1.5 million mortgage on their primary residence**
- Interest rate: **6.75%**



“

*CLG didn't just refinance us, they helped us double our tax deductions with the same mortgage. This strategy paid for itself immediately.”*

## THE STRATEGY

We restructured their debt, **splitting the mortgage evenly** across two properties:

- \$750,000 collateralized by the primary residence
- \$750,000 collateralized by the investment condo

By doing this, they could deduct interest on **\$1.5M total instead of just \$750,000.**

## THE PROBLEM

Because their entire \$1.5M loan was tied to their primary home, the IRS only allowed them to deduct interest on \$750,000 of it. This meant **half of their mortgage interest—over \$50,000 per year—wasn't deductible.**

## THE RESULT

**Annual interest:** \$101,250

**Deductible interest before:** \$50,625

**Deductible interest after:** \$101,250

**Tax savings at 35% rate:** \$17,718/year

