

MEET ALEX AND OLIVIA

# How one IPO tax bill paid for a dream house in **The Sea Ranch, CA.**

Hyper-growth Tech Career.  
Married. Two kids.

THE WINDFALL

# 3x INCOME

in 1 year thanks to a successful IPO

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**\$275K** → **\$1.1M**

A **\$445K tax bill** he didn't see coming,  
triggered by a single year of vested RSUs.



THE PART NO ONE PREPS FOR

# The tax bill.

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about **\$445K**

ROUGHLY 40% OF HIS INCOME

\$79K additional after almost \$366K  
already withheld from paychecks.

THE MOVE

# They bought a cabin in Sea Ranch.

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\$837.5K purchase

\$388K remodel

A place for memories that also builds equity and a large first-year deduction.

60% BONUS DEPRECIATION +  
DISPOSITION

# They cut their taxable income to \$588K.

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Placed in service 2024 as a Short Term Rental.

MATERIAL PARTICIPATION

# Alex ran it for the first year.

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He booked it, managed it,  
hosted the guests.

YEAR-ONE DEDUCTION

about **\$512K**

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## Acquisition and remodel \$548K

Alex and their family turned a tax bill into an investment. They put roughly the same dollars they'd have owed into a vacation home in a place they love.



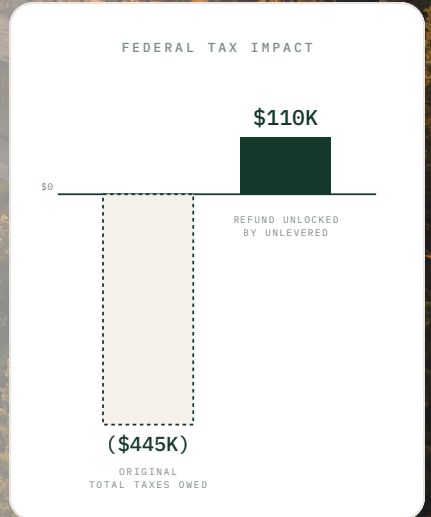
THE RESULT

# From \$445K tax liability to...

# \$110K

REFUND

Unlevered his taxes into a cabin.  
Activated a refund.



WHAT IT IS REALLY FOR

# A cabin on the coast they keep.

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The trade-offs are real. Buying and setting up the home, lining up cleaners and handymen.

But after a full season of guests, they have a rhythm. They run it as a real short-term rental: average guest stays of a week or less, and Alex materially participates.

A lifestyle asset that earns its place.