

AUTHOR EBOOK

JENNYFER POVEDA

*Strategic Guide to Tax Arbitrage
and Wealth Preservation.*



THE
NEVADA
ADVANTAGE



The Wealth Drain in California

BECOMING A TAX EXILE IS NOT A WHIM; IT IS A MATHEMATICAL NECESSITY FOR THOSE WHO HAVE BUILT A SIGNIFICANT LEGACY IN CALIFORNIA. IT IS NOT A MARGINAL CONTRIBUTION; IT IS A HEMORRHAGE OF YOUR LIQUIDITY AND THE GROWTH OF YOUR WEALTH.

Jennyfer Poveda



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RESIDENCY SHIELDING: BEYOND THE CALENDAR

Establishing your domicile in Nevada is not a passive process; it is a legal maneuver of precision. California's Franchise Tax Board (FTB) does not limit itself to simply counting the days you spend out of the state; its objective is to demonstrate that your 'Center of Vital Interests' remains tied to its jurisdiction. To win this battle, your intention to abandon California must be absolute, documented, and mathematically verifiable.

THE 183-DAY RULE AND THE TAX NEXUS

The fundamental basis is physical presence: you must remain in Nevada for more than half of the year (183 days). However, this is only the outer shield. True shielding is built by systematically breaking every social, professional, and financial nexus with California. If you maintain your 'lifestyle' in Los Angeles or San Francisco while claiming residency in Las Vegas, the FTB will execute a 'Clawback' on your global wealth.

THE 3 PILLARS OF THE DISCONNECTION PROTOCOL

- **LEGAL AND CIVIL INFRASTRUCTURE:** Official notification of withdrawal in California, obtaining a Nevada driver's license, and immediate voter registration in Clark County to establish your new legal base.
- **ECONOMIC AND PROFESSIONAL NEXUS:** Relocation of your primary bank accounts and migration of your inner circle of trust (physicians, accountants, and legal advisors) to Nevada-based institutions and professionals.
- **SOCIAL CENTER OF GRAVITY:** Relocation of your high-value assets (art collections, jewelry) and transfer of memberships in social or sports clubs to exclusive enclaves such as Summerlin or Henderson.

WELCOME

HOME SWEET HOME
Thank you Jenny!

Jennyfer Poveda
REAL ESTATE AGENT
Si se puede!
702-235-2259



THE NEVADA DYNASTY TRUST (NDT)

Unlike traditional trusts that dissolve after a set period, Nevada law allows your wealth to endure and grow exponentially for more than three centuries. This structure not only shields your assets from predatory litigation and creditors but also eliminates the tax erosion that occurs with each generational transfer. By establishing a Nevada Dynasty Trust, you are creating an autonomous financial ecosystem that transcends your own lifetime, ensuring that the capital accumulated today becomes the wealth engine for your great-great-grandchildren. It is the ultimate tool for those who seek not only present success but the financial immortality of their family name.

THIS IS NOT A LEGAL DOCUMENT; IT IS THE FLIGHT PLAN FOR THE NEXT 300 YEARS OF YOUR FAMILY.

- **ESTATE TAX PROTECTION:** Full shielding against the federal estate tax, which can currently confiscate up to 40% of your estate's value at the time of transfer.
- **GENERATION-SKIPPING TRANSFER IMMUNITY:** Strategic exemption from generation-skipping transfer taxes, allowing wealth to flow without tax tolls between children and grandchildren.
- **PRIVACY AND LEGAL SHIELDING:** Assets within the NDT are legally partitioned from your personal liability, offering the highest level of confidentiality and asset protection in the United States.



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SMART INVESTMENT: "SAFE ZONES" AND SHORT-TERM RENTALS (STR)

As capital shifts from California's saturated markets toward the dynamism of Nevada, luxury short-term rentals (STR) near the Las Vegas Strip have consolidated as the preferred asset class for high-yield investors. However, what seems like an obvious opportunity is actually a regulatory minefield. In this environment, the difference between a cash-flow-generating asset and a legal nightmare lies in a single word: Compliance.

CHAPTER 7.110 AND THE 1,000-FOOT RULE

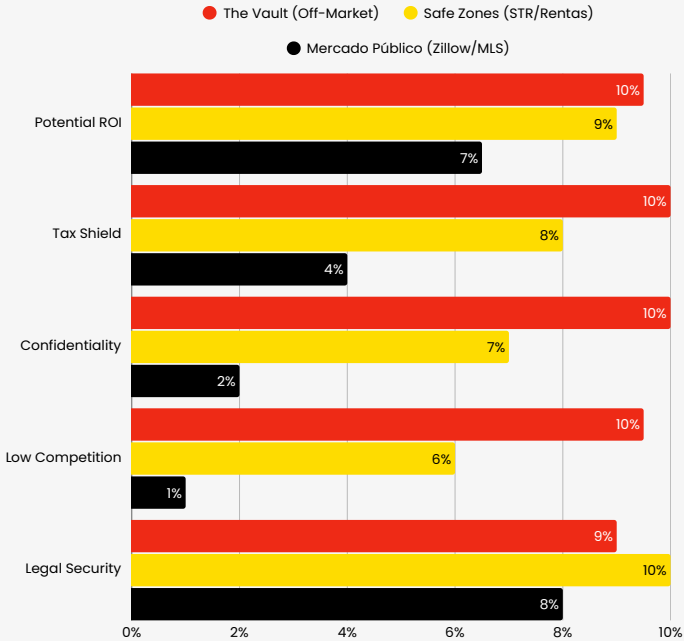
Clark County has implemented some of the strictest legislation in the country under Chapter 7.110. Ignoring this code results not only in the denial of licenses but in catastrophic penalties of up to \$10,000 per violation, per day. The pillar of this restriction is the 1,000-foot separation rule, which prohibits any new STR within this radius of an existing license. Operating without a prior spatial analysis is not an investment; it is a high-risk gamble that sophisticated investors cannot afford.

DATA ENGINEERING: IDENTIFYING YOUR NEXT ASSET

Our 'Safe Zones' methodology utilizes granular mapping and proprietary spatial audits to filter properties before you even make an offer. We evaluate every asset against Chapter 7.110 zoning layers, Homeowners Association (HOA) restrictions, and current license density. We don't just look for houses; we locate profitability nodes that are legally shielded against municipal litigation and legislative changes.

PRIVATE ACCESS TO "OFF-MARKET" INVENTORY

NEVADA 2026 INVESTMENT SUCCESS METRICS: KEY STRATEGIES RANKED BY ESTIMATED EFFECTIVENESS



Scores based on the comparative analysis of capital retention after California taxes (13.3%) and performance projections for luxury assets in Clark County, Nevada, under Domestic Asset Protection Trust (DAPT) structures.

Hello, I am Jennyfer Poveda



I am a **real estate agent** passionate about helping people fulfill their dream of owning their own home. To me, each client is unique, not just another number, and everyone deserves to be heard with attention and commitment.

My mission is to accompany you throughout the entire process, from the first conversation until the moment you receive your keys, taking care of **every detail and always defending your interests** with firmness.

I am a **strategic, determined, and transparent negotiator**, focused on achieving the best results for you. Whether you are buying, selling, or investing, I offer you a **real estate** experience with heart, knowledge, and real results.

CONTACT

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