

Taxable Income (Conservative Portion)

TAXABLE ACCOUNT						Net investment income tax NIIT= 3.8%		
Total						Section 1256 Contract (index options)= 60/40		
						60% long : 40% short (37%)		
						Effective rate = 26.8%+3.8%= 30.6%		
Asset	Ticker	Investment	Option 1	Dividend	Inception	Tax	Notes	Total Yield
Equity	Equity	35%						
Eaton Vance Enhanced Equity Income Fund II (EOS)	EOS	Equity	10%	8%	2005	ROC (significant) + Others	Closed End	0.830%
Columbia Seligman Premium Technology Growth Fund	STK	Tech Equity	5%	7%	2010	Long Term Gains	Closed End	0.335%
Adams Diversified Equity Fund Inc	ADX	Equity	10%	10%	1929	Most are Long Term Gains	Closed End	1.000%
Eaton Vance Tax-Advantaged Dividend Income Fund	EVT	Equity	5%	8%	2003	70% to over 90% are qualified	Closed End	0.405%
Cohen&Steers Infrastructure	UTF	Equity	5%	7%	2004	Ordinary Income	Closed End	0.365%
Real estate		5%						
NEOS ETF Trust - NEOS Bitcoin Real estate	IYRI	Real Estate	0%	11%	2025	ROC (significant)	1256 applies	0.000%
Cohen & Steers Real Estate	RLTY	Real Estate	5%	8.6%	2022	ROC (??) Rest is ordinary	Closed End	0.430%
Credit		15%						
Calamos Dynamic Convertible and Income	CCD	Credit	5%	11%	2015	ROC (71%) + Others		0.550%
Arbor Realty Trust Inc (mortgage backed securities)	ABR	Credit	5%	10%	2022	Ordinary Income	Closed End	0.500%
PIMCO Corporate&Income Opps	PTY	Credit	5%	9.5%	2002	Ordinary Income	Closed End	0.475%
Blended		15%						
Calamos Strategic Total Return	CSQ	Blended	5%	8%	2004	ROC (significant) + Others	Closed End	0.400%
John Hancock Tax-Advantaged Dividend Income Fund	HTD	Blended	5%	7%	2004	100% are qualified	Closed End	0.350%
Reaves Utility Income	UTG	Utility/Debt	5%	7%	2004	Blended = 85% long	Closed End	0.350%
BDC		15%						
Ares Capital Corporation ***	ARCC	BDC	3%	9%	2004	Ordinary Income (84%)	BDC	0.270%
Main Street Capital Corporation ***	MAIN	BDC	3%	6%	2007	Ordinary Income (95%)	BDC	0.180%
Capital Southwest Corporation ***	CSWC	BDC	3%	11%	1961	Ordinary Income (100%)	BDC	0.330%
Gladstone Investment Corporation	GAIN	BDC	3%	7%	2005	Ordinary Income (95%)	BDC	0.210%
Sixth Street Specialty Lending, Inc. (TSLX)	TSLX	BDC	3%	10%	2014	Ordinary Income (100%)	BDC	0.300%
Dividend (MLP) -Energy Based		15%						
Enterprise Products Partners L.P. (EPD)	EPD	MLP	3%	6%	1998	ROC (80-90%) Rest is ordinary		0.180%
Energy Transfer LP (ET)	ET	MLP	3%	7%	1996	ROC (80-90%) Rest is ordinary		0.210%
Sunoco LP	SUN	MLP	3%	6%	2012	ROC (80-90%) Rest is ordinary		0.180%
Cheniere Energy Partners LP	CQP	MLP	2%	5%	2004	ROC (80-90%) Rest is ordinary		0.100%
Hess Midstream Partners LP	HESM	MLP	2%	7%	2017	ROC (80-90%) Rest is ordinary		0.140%
Dividend (MLP) - Non Energy								
Brookfield Infrastructure Partners LP	BIP	MLP	2%	6%	2008	ROC (80-90%) Rest is ordinary		0.120%
Total			100%			35%		8.210%

Retirement Growth

Retirement			Final	Inception	Correlation
Stocks Tech (25%)	Symbol	35%	40%		
ProShares UltraPro Nasdaq-100	TQQQ	Equity	5%		(+) 1.0
ProShares UltraPro S&P500 3x	UPRO	Equity	20%		(+) 1.0
MicroSectors™ FANG+™ 3x Leveraged ETNs	FNGB	Equity	10%		(+) .97
Roundhill WeeklyPay	WPAY	Equity	5%		
Bitcoin		25%			
iShares Bitcoin Trust (IBIT)	BITU	BTC	25%		(+) 0.23
Strategy	MSTX	BTC	0%		(+) 0.23
MLP		5%			
UBS ETRACS Alerian MLP Infrastructure Index ETN	MLPR	MLP	5%	2021	(+) 0.53
REITS		10%			
Equinix, Inc. (3)	EQIX	Reits	2%	2000	(+) 0.53
Extra Space Storage Inc. (11)	EXR	Reits	2%	2004	(+) 0.46
CBRE Group Inc Class A (9)	CBRE	Reits	2%	2004	(+) .42
Mid-America Apartment Communities, Inc. (22)	MAA	Reits	2%	1994	(+) 0.6
VICI Properties Inc. (15)	VICI	Reits	2%	2017	(+) 0.65
BDC		10%			
Ares Capital Corporation	ARCC	BDC	2%	2004	(+) 0.69
Main Street Capital Corporation	MAIN	BDC	2%	2007	(+) 0.63
Capital Southwest Corporation	CSWC	BDC	2%	1961	(+) .54
Gladstone Investment Corporation	GAIN	BDC	2%	2005	
Sixth Street Specialty Lending, Inc. (TSLX)	TSLX	BDC	2%	2014	
CREDIT		10%			
MicroStrategy Incorporated Prererd stcok	STRC	Credit	10%		(-) 0.13
Other					
Cohen&Steers Infrastructure	UTF	Equity	0%		(+) .63
Reaves Utility Income	UTG	Utility/Debt	0%		(+) 0.12
PIMCO Corporate&Income Opps	PTY	Credit	0%		
High Rate Hedge					
ProShares Ultra Energy	DIG	Energy	0%		(+) .63
Direxion Daily 20+ Yr Trsy Bear 3X ETF	TMV	rising rates	0%		(+) 0.12
Invesco DB US Dollar Index Bullish Fund	UUP	dollar	0%		
THE US TREASURY 3 MONTH BILL ETF	TBIL	cash	0%		
Total			100%		

Other Taxable Income

TAXABLE ACCOUNT						Net investment income tax NIIT= 3.8%		
Total						Section 1256 Contract (index options)= 60/40		
						60% long : 40% short (37%) = 26.8 %		
						Effective rate = 26.8%+3.8%= 30.6%		
Asset	Ticker	Investment	Option 1	Dividend	Inception	Tax	Notes	Total Yield
Stocks	Equity	10%						
GraniteShares YieldBOOST QQQ ETF (3x)	TQQY	Equity	0%		2025		3X Leverage	
GraniteShares YieldBOOST SPY ETF (3x)	YSPY	Equity	0%		2025		3X Leverage	
Eaton Vance Enhanced Equity Income Fund II (EOS)	EOS	Equity	5%	8%	2005	ROC (significant) + Others	Closed End	0.415%
Columbia Seligman Premium Technology Growth Fund	STK	Tech Equity	5%	16%	2010	Long Term Gains	Closed End	0.800%
Bitcoin +	BTC	10%						
GraniteShares YieldBOOST Bitcoin ETF (2x)	XBTY	BTC	5%		2025		2X Leverage	
Leveraged Long + Income MSTR (1.5 - 2x)	MST	BTC	5%		2025		1.5-2X Leverage	
Credit	Credit	25%						
Calamos Dynamic Convertible and Income	CCD	Credit	5%	11%	2015	ROC (71%) + Others		0.550%
MicroStrategy Incorporated (STRF)	STRF	BTC	20%	10%	2025	Qualified ??		2.000%
Closed End Funds	Blended	15%						
Calamos Strategic Total Return	CSQ	Blended	5%	8%	2004	ROC (significant) + Others		0.400%
John Hancock Tax-Advantaged Dividend Income Fund	HTD	Blended	5%	7%	2004	100% are qualified		0.350%
Reaves Utility Income	UTG	Utility/Debt	5%	7%	2004	Blended = 85% long		0.350%
Dividend (MLP) - Energy Based	MLP	20%						
Enterprise Products Partners L.P. (EPD)	EPD	MLP	4%	6%	1998	ROC (80-90%) Rest is ordinary		0.240%
Energy Transfer LP (ET)	ET	MLP	4%	7%	1996	ROC (80-90%) Rest is ordinary		0.280%
Sunoco LP	SUN	MLP	3%	6%	2012	ROC (80-90%) Rest is ordinary		0.180%
Cheniere Energy Partners LP	CQP	MLP	3%	5%	2004	ROC (80-90%) Rest is ordinary		0.150%
Hess Midstream Partners LP	HESM	MLP	3%	7%	2017	ROC (80-90%) Rest is ordinary		0.210%
Dividend (MLP) - Non Energy								
Brookfield Infrastructure Partners LP	BIP	MLP	3%	6%	2008	ROC (80-90%) Rest is ordinary		0.180%
Total			80%					6.105%

Retirement Income

Retirement			Final	Inception	Correlation	Notes
Stocks Tech (25%)	Symbol	35%	35%			
ProShares UltraPro Nasdaq-100	TQQQ	Equity	5%		(+) 1.0	
ProShares UltraPro S&P500 3x	UPRO	Equity	20%		(+) 1.0	
MicroSectors™ FANG+™ 3x Leveraged ETNs	FNGB	Equity	10%		(+) .97	
Bitcoin		25%				
iShares Bitcoin Trust (IBIT)	BITX	BTC	20%		(+) 0.23	
Strategy	MSTX	BTC	5%		(+) 0.23	
MLP		5%				
UBS ETRACS Alerian MLP Infrastructure Index ETN	MLPR	MLP	5%	2021	(+) 0.53	1.5 Leverage
REITS		10%				
Equinix, Inc. (3)	EQIX	Reits	2%	2000	(+) 0.53	
Extra Space Storage Inc. (11)	EXR	Reits	2%	2004	(+) 0.46	
CBRE Group Inc Class A (9)	CBRE	Reits	2%	2004	(+) .42	
Mid-America Apartment Communities, Inc. (22)	MAA	Reits	2%	1994	(+) 0.6	
VICI Properties Inc. (15)	VICI	Reits	2%	2017	(+) 0.65	
Credit		10%				
Ares Capital Corporation	ARCC	BDC	3%	2004	(+) 0.69	
Main Street Capital Corporation	MAIN	BDC	4%	2007	(+) 0.63	
Capital Southwest Corporation	CSWC	BDC	3%	1961	(+) .54	
Direxion Daily 20+ Year Treasury Bull 3X Shares	TMF	Credit	0%		(-) 0.13	
High Rate Hedge		15%				
Reaves Utility Income	UTG	Utility/Debt	3%		(+) .63	Closed End
Reaves Utility Income	UTG	Utility/Debt	3%			Closed End
PIMCO Corporate&Income Opps	PTY	Credit	5%		(+) 0.12	Closed End
FS Credit Opportunities Corp	FSCO	Credit	5%			Closed End
Total			100%			